



The Coppers, 24 Sudbury Road, Yoxall, DE13 8NA



Set within a superb third of an acre garden plot is The Coppers, a traditional detached family residence enjoying thoroughly refurbished and modernised interiors, four bedrooms and an enviable position within the desirable village Yoxall. Converted in recent years from a former police house, this individual family home has been remodelled and refitted to a superb standard to include high grade insulation to the walls and floors, a complete rewire, new hot water system and boiler, oak doors throughout the ground floor and new windows in 2019. The interiors have also been extended to create a larger living room and a spacious master suite and for convenience the central heating has been zoned and there is satellite hardwiring to most rooms.

The generous family accommodation comprises entrance porch, reception hall, two formal reception rooms, open plan dining kitchen, utility room and cloakroom to the ground floor, with four bedrooms (three oversized doubles) off the part galleried landing services by a master en suite and family bathroom. There is also ample potential to extend the property further to suit (STPP). Outside, the mature plot extends to approximately 0.3 acre and is laid to an extensive gated driveway with ornamental pond, a detached garage and stunning landscaped gardens.

The character village of Yoxall offers an excellent range of amenities including a

health centre, post office, shops, newsagent/general store, St Peter's church and two pubs, all within a few minutes' walk from the property. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood and there are a number of private schools also in the area including Foremarke Preparatory, Denstone College and Repton. Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London (in 80 minutes) and the International airports of Birmingham & East Midlands are both within an easy drive.

- Impressive Detached Village Residence
- Substantially Remodelled & Upgraded
- Desirable Central Village Location
- Impressive 0.3 Acre Plot
- Two Formal Reception Rooms
- Open Plan Dining Kitchen
- Utility & Cloakroom
- Entrance Hall & Reception Hall
- Four Bedrooms (Three Doubles)
- Master En Suite & Bathroom
- Gated Entrance to Ample Parking & Detached Garage
- Stunning Landscaped Gardens
- John Taylor School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel



The front door opens into the **Entrance Porch**, having a window to the side, tiled flooring and a door into:

Reception Hall 4.37 x 1.88m (approx. 14'3 x 6'2)

A spacious central hallway having contemporary oak and glass staircase rising to the first floor with storage below, tiled flooring with under floor heating and oak double doors opening into:

Dining Room 4.29 x 3.18m (approx. 14'0 x 10'5)

A well presented reception room having bay window to the front aspect and wooden flooring

Lounge 8.06 x 5.43m (approx. 26'5 x 17'9)

Another beautifully presented and spacious room having windows to the front aspect, wooden flooring and bifold doors opening out to the gardens to the rear. An attractive carved Bath stone fireplace houses a Heta wood burning stove and the lounge feature bespoke made coving to complement the fireplace

Open Plan Dining Kitchen 8.24 x 3.47m (approx. 27'0 x 11'4)

This attractive space comprises a comprehensively fitted kitchen and dining area with an idyllic outlook over the gardens. The kitchen is fitted with a range of wall and base units housing inset sink with side drainer and a range of integral Siemens appliances including dishwasher, convection oven, steam oven, warming drawer, coffee machine, 70/30 fridge freezer and a gas hob with extractor above. There is a window to the front aspect and tiled flooring with under floor heating extends into the impressive dining area, a superb addition featuring double doors out to the gardens, a vaulted ceiling and full height glazed apex. A door from the kitchen opens into:

Utility 2.57 x 2.49m (approx. 8'5 x 8'1)

Fitted with full height, wall and base units housing an inset sink with side drainer, spaces for a washing machine and tumble dryer and integral appliances including Hotpoint larder freezer, Siemens fridge and Siemens antibacterial wine fridge. A door opens out to the gardens and the utility has tiled flooring

Cloakroom

Fitted with wash basin set to vanity unit and WC, with tiled flooring and a window to the rear aspect





A feature oak and glass staircase rises to the first floor **Part Galleried Landing** where there is loft access via a drop down ladder and a double fitted **Laundry Cupboard**. Doors open into:

Master Bedroom 5.03 x 4.1m (approx. 16'5 x 13'5)
A generous principal bedroom suite having windows to the rear aspect enjoying views over the gardens and private use of:

En Suite 3.11 x 2.37m (approx. 10'2 x 7'9)
Fitted with a white suite having wash basin set to vanity unit, WC, bidet and cubicle with digital remote controlled shower, with tiled walls and an obscured window to the front

Bedroom Two 3.9 x 3.49m (approx. 12'9 x 11'5)
A spacious double bedroom having window to the front aspect and mirror fronted wardrobes providing ample storage space

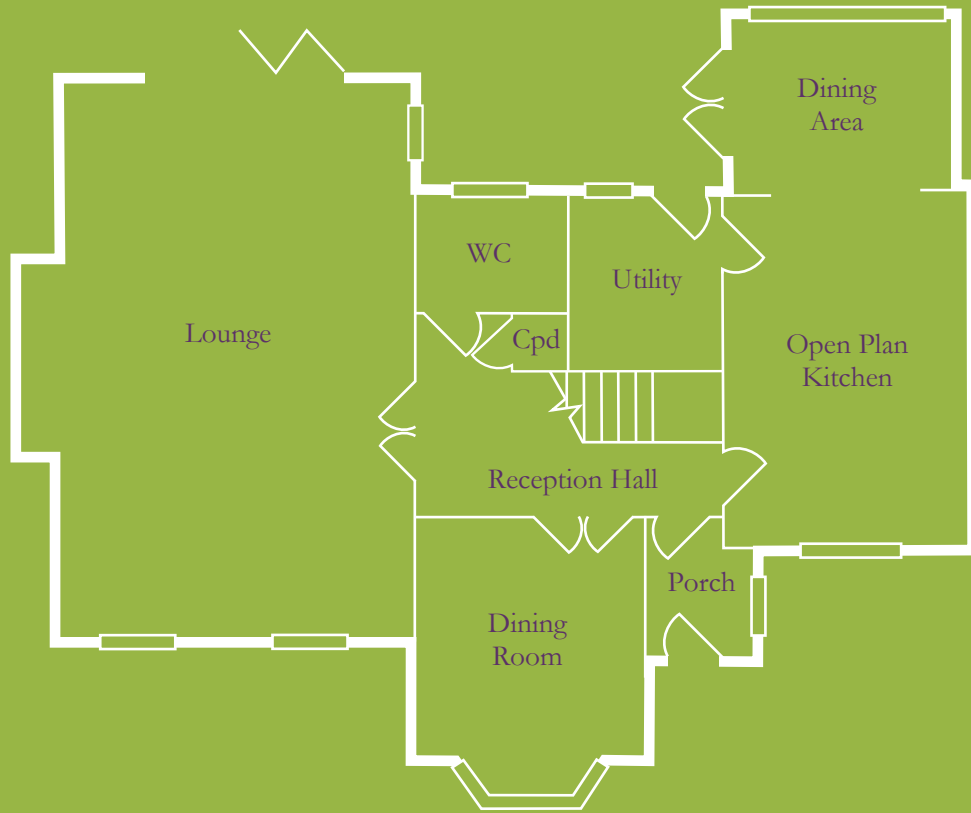
Bedroom Three 3.48 x 3.17m (approx. 11'4 x 10'4)
A third double bedroom having window to the front aspect and mirror fronted fitted wardrobes

Bedroom Four 3.11 x 2.55m (approx. 10'2 x 8'4)
With a window to the front aspect and a loft access point with drop down ladder

Bathroom 3.13 x 2.38m (approx. 10'3 x 7'9)
Comprising a modern suite having wash basin set to vanity unit, WC, bathtub and separate cubicle with digital remote controlled shower, with tiled walls, an obscured window to the front and a heated towel rail. A fitted cupboard over the sink with dual inside/outside mirrors feature sensory vanity lighting and a fitted **Airing Cupboard** houses the Baxi wall mounted boiler









Outside

The Coppers lies in the heart of Yoxall within a generous plot extending to a third of an acre. The property sits well within the centre of the plot and is accessed via a gated entrance off Sudbury Road into a sweeping driveway providing ample parking and turning space. There is an ornamental garden pond to one side and an up and over doors gives access into the **Detached Single Garage**

Stunning Gardens

Extending to an excellent size are immaculately landscaped gardens laid to an elevated terrace and established lawns. Enjoying much privacy to all sides, the idyllic gardens feature mature trees and neatly stocked borders, and offer various seating terraces and entertaining areas. To the top of the garden is a fenced vegetable garden and included in the sale is a greenhouse. The front and rear aspects both enjoy exterior lighting, there is an area to one side allowing for storage and a garden shed, and there are both hot and cold water points



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.