



8 Bondfield Lane, Yoxall, DE13 8QF



Enjoying an elevated position with open countryside views to this front is this immaculate semi detached village home, benefitting from extended family interiors, three double bedrooms plus study/fourth bedroom and a generous corner plot. Having been beautifully maintained by the current vendors, the property showcases deceptively spacious and modern interiors comprising briefly porch and reception hall, living and dining room, open plan family kitchen, cloakroom and study/fourth bedroom to the ground floor, with three double bedrooms and a modern family bathroom to the first floor. Outside, there is parking to the front aspect and access into a large double garage with utility space, and an attractive landscaped garden to the rear enjoys a good degree of privacy. This attractive family home is

serviced by mains gas central heating via a combi boiler and full double glazing.

The popular village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, newsagents/general store, St Peter's church and two pubs, all within a few minutes' walk from the property. St Peter's Primary School is situated within the village which feeds into John Taylor Specialist Science School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. Yoxall is well placed for access to the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham, East Midlands and Manchester are within an easy drive.

- Extended Family Home in Popular Village
- Beautifully Presented Interiors
- Idyllic Countryside Views to Front
- Stunning Open Plan Family Kitchen
- Living & Dining Room
- Study/Fourth Bedroom
- Porch, Reception Hall & Cloakroom
- Three Double Bedrooms
- Modern Family Bathroom
- Corner Plot with Ample Parking
- Landscaped Rear Garden
- Double Garage with Utility Space
- 'Outstanding' School Catchment
- Well Placed for Village Amenities, Commuter Routes & Rail Travel

The front door opens into a **Porch** 2.93 x 1.38m (approx. 9'7 x 4'6), having wood effect laminate flooring and a window to the side overlooking pleasant rural views. A partly glazed door opens into:

**Reception Hall** 3.04 x 1.35m (approx. 9'11 x 4'5)  
Stairs rise to the first floor accommodation and doors lead into:

**Study** 4.15 x 2.38m (approx. 13'7 x 7'9)  
Ideal as a home office, playroom or fourth

bedroom, a window to the front enjoys rural views and there is a range of fitted wardrobe and storage space

**Living & Dining Room** 7.77 x 3.69m (approx. 25'5 12'1)

A beautifully presented room providing both a formal dining area and sitting room with a feature fireplace housing a traditional multifuel stove set to slate hearth with a beam lintel over. The dining area has a window to the front overlooking farmland views and there is a window and door from the lounge out to the rear garden

**Open Plan Family Kitchen** 8.55 x 3.56, 3.44m (approx. 28'0 x 11'7, 11'3)

Having been remodelled and upgraded, this contemporary dining kitchen comprising a spacious family room and quality fitted kitchen. The **Kitchen** comprises a range of gloss wall and base units with quartz worktops over, housing inset sink with side drainer, space for fridge freezer and range cooker and an integral dishwasher. There is a window to the rear and the quartz worktops extend to one side to create a breakfast bar. Karndean flooring extends into the **Family Room** where there are double doors out to the rear gardens and further doors into the **Cloakroom** and **Garage**





**Cloakroom**

Comprising pedestal wash basin and WC, with a window to the side and Karndean flooring

Stairs rise to the **First Floor Landing** where there is a window to the side, loft access point and doors opening into:

**Master Bedroom** 3.8 x 3.67m (approx. 12'5 x 12'0)

A good sized double bedroom having window to the rear overlooking the garden and woodland views to the edge of the village

**Bedroom Two** 2.93 x 2.9m (approx. 9'7 x 9'6)

Another double room having window to the front



with rural views and a double fitted wardrobe

**Bedroom Three** 3.81 x 2.6m (approx. 12'5 x 8'5)

A third double room having window to the rear

**Family Bathroom** 3.68 x 2.29m (approx. 12'0 x 7'6)

A spacious bathroom fitted with a modern four

piece suite having twin wash basins set to vanity unit, wall hung WC, double ended bathtub and an oversized walk in shower, with obscured windows to the front, tiled flooring, tiled walls and a chrome heated towel rail





### Outside

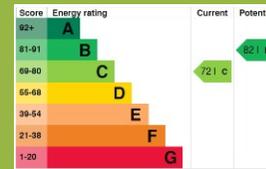
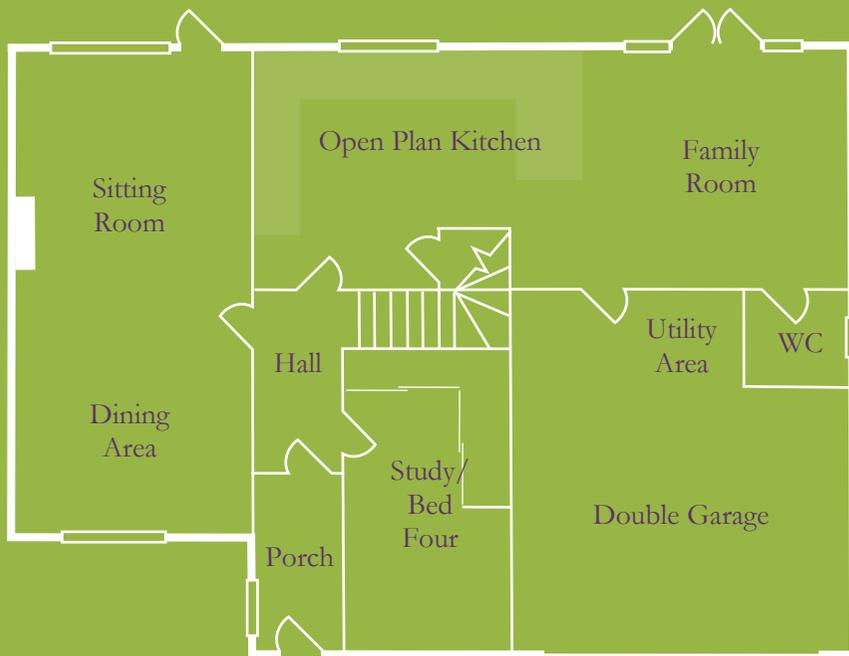
The property sits at an elevated position overlooking open views to the front aspect. The generous corner plot is laid to a paved driveway with parking for around three vehicles, there is gated access into the rear garden and the driveway has access into:

**Double Garage** 6.09 x 4.56m (approx. 19'11 x 14'11) – max

With up and over entrance door, power, lighting and a window to the side. A **Utility** area has space and plumbing for a washing machine, tumble dryer and fridge freezer

### Gardens

Extending to a generous size and enjoying a good degree of privacy, the rear garden is laid to a paved terrace with steps rising to lawns where there is a second patio and a raised flower bed. The garden shed is included in the sale and there is a water point to the rear



**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.