



15 St Peters Way, Yoxall, DE13 8NY



Set on a popular modern development is this double fronted detached home, benefitting from contemporary and well presented interiors, four bedrooms and a desirable setting in this sought after village. Offering versatile interiors to suit growing family and those needing space to work from home, this modern village home was built around 5 years ago by the reputable Lioncourt Homes and retains a further 5 years on the NHBC warranty. The interiors comprise briefly central reception hall, lounge, playroom/study, open plan family dining kitchen, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a master en suite and family bathroom. Outside, there is a private driveway with parking and access into the single garage, and a safely enclosed garden is set to the rear. The property is serviced by mains gas central heating and full double glazing.

The charming and 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 Peters Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a number of private schools also in the area including Foremarke Prep, Denstone College, Repton and Lichfield Cathedral. 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 and the International airports of Birmingham & East Midlands are both within an easy drive.



- Attractive Detached Family Home
- Popular Modern Development
- Desirable Village Location
- Two Reception Rooms
- Family Dining Kitchen
- Utility & Cloakroom
- Four Good Sized Bedrooms
- En Suite & Bathroom
- Single Garage & Parking
- Enclosed Rear Garden
- 'Outstanding' School Catchment
- 5 Years NHBC Warranty
- Well Placed for Amenities, Commuter Routes & Rail Travel

**Reception Hall** 4.67 x 2.0m (approx. 15'3 x 6'6)  
A composite entrance door opens into this spacious hallway, having Amtico flooring, stairs rising to the first floor with a useful storage cupboard below, and oak doors leading into:

**Lounge** 4.7 x 3.65m (approx. 15'4 x 11'11)  
A spacious reception room having double doors out to the rear gardens and an electricity point for the installation of a fireplace

**Playroom** 3.66 x 2.5m (approx. 11'11 x 8'1)  
An ideal study, playroom or formal dining room, having window to the front aspect

**Family Dining Kitchen** 7.26 x 3.23m (approx. 23'9 x 10'7)  
A contemporary open plan space having a comprehensively fitted kitchen with a family dining and living room off. The **Kitchen** comprises a range of gloss wall and based units housing an inset sink with side drainer and a range of integral appliances including dishwasher, double ovens, gas hob with extractor above, fridge and freezer. There is a window to the rear and Amtico flooring extends into the **Dining & Living Room** where there is a window to the front aspect

**Utility** 1.98 x 1.97m (approx. 6'5 x 6'5)  
Having fitted base units housing an inset sink and space for a washing machine, with Amtico flooring, a cupboard housing the boiler and a door out to the gardens

**Cloakroom**  
With wash basin set to vanity unit, WC and Amtico flooring





Stairs rise to the first floor **Landing**, having fitted **Airing Cupboard**, loft access point and oak doors opening into:

**Master Bedroom** 4.77 x 4.2m (approx. 15'7" x 13'9")  
A spacious principal bedroom having window to the front and private use of:

**En Suite** 2.6 x 1.8m (approx. 8'6" x 5'10")  
Comprising fitted wash basin, WC and double shower, with tiled splash backs, a heated towel rail and an obscured window

**Bedroom Two** 4.07 x 3.27m (approx. 13'4" x 10'8")  
A good sized double room having window to the front

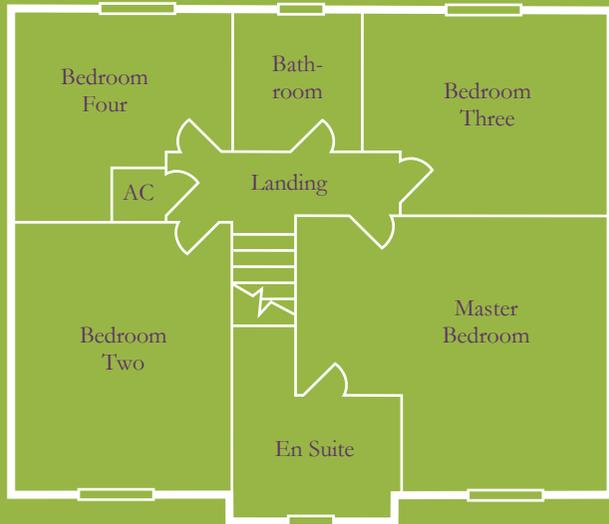
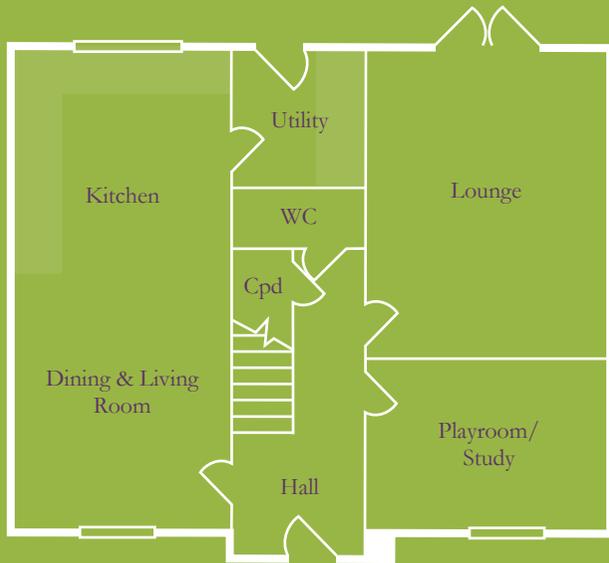


**Bedroom Three** 3.72 x 3.01m (approx. 12'2" x 9'10")  
A third double room having window to the rear aspect

**Bedroom Four** 3.3 x 3.1m (approx. 10'9" x 10'1")  
Having window to the rear

**Family Bathroom** 2.0 x 1.95m (approx. 6'6" x 6'4")  
Comprising fitted wash basin, WC and bathtub with shower unit over, with tiled splash backs, a chrome heated towel rail and an obscured window





### Outside

The property is set on this popular modern development in the village of Yoxall. To the front there are well tended gardens and a pathway leading to the front door, and a private tarmac drive is set to one side providing off road parking and access into the **Single Garage**

### Gardens

Being safely enclosed to all sides, the rear garden is laid to a paved terrace, lawns and borders neatly stocked with shrubs, flowers and mature trees providing privacy. There is an exterior water point and exterior lighting

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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.