



9 St Peters Way, Yoxall, DE13 8NY



Set on a desirable and prestigious St Peters Walk development in Yoxall is this executive detached family residence, benefitting from extensive and substantially upgraded interiors, five superb double bedrooms and beautifully landscaped gardens. Retaining a further 4 years of the NHBC warranty, this fabulous former showhome has been finished to an exceptional specification, with oak internal doors, quartz worksurfaces to both the kitchen and utility, and modern bathrooms with Porcelanosa tiling. Additions made by the existing vendors include fitted furniture, additional kitchen units and feature panelling, with the extensive family accommodation

being decorated to a superb standard throughout. The central reception hall leading into a dual aspect lounge with study area, dining room, cloakroom and a fabulous open plan dining and living kitchen with utility room off. The first floor part galleried landing extends to a superb size, leading into five well proportioned double bedrooms and a family bathroom. Two luxurious bedroom suites also feature fully fitted dressing rooms and private en suites. Outside, the rear garden has been landscaped to an exceptional standard and enjoying plenty of sunlight throughout the day, and there is parking for four vehicles to a private driveway as well as access into the

double garage via electric entrance doors.

The charming and popular village of Yoxall lies around a mile away and offers an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs. 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 the John Taylor Free School also lies within a short drive. 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. With rolling Staffordshire countryside on the property's doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minutes drive.



- Executive Detached Family Home
- Superb Specification - Former Show Home
- Upgraded & Immaculately Presented
- Beautifully Landscaped Corner Plot
- Two Spacious Reception Rooms
- Open Plan Living & Dining Kitchen
- Utility & Cloakroom
- Reception Hall & Part Galleried Landing
- Five Double Bedrooms & Family Bathroom
- Two Luxurious Bedroom Suites with Private Dressing Rooms & En Suites
- Immaculately Landscaped Rear Garden
- Parking for Four Cars & Double Garage
- 5 Years NHBC Remaining
- Desirable Village Setting



Reception Hall

A block paved pathway leads to the front door, opening in turn into this spacious central hallway. Stairs rise to the first floor accommodation, the hallway has tiled flooring and double doors open to a useful cloakroom storage cupboard. Oak glazed double doors lead through to:

Lounge 6.43 x 3.8m (approx. 21'1 x 12'5)

Extending to a superb size, this dual aspect reception room has a window to the front, double doors opening out to the rear terrace and gardens and a contemporary panoramic fireplace with Smart technology. To one side there is an alcove offering an ideal **Study**, having a window to the rear aspect

Dining Room 4.4 x 2.9m (approx. 14'5 x 9'6)

Another spacious reception room ideal as a formal dining room or playroom, having dual aspect windows to two sides

Open Plan Living & Dining Kitchen 5.82 x 5.4m (approx. 19'1 x 17'9)

A fabulous L shaped space having an upgraded kitchen, dining area and family room with double doors opening out to the gardens. The **Kitchen** comprises a range of contrasting gloss wall and base units with quartz worksurfaces over, housing an inset sink and integrated appliances including Hotpoint dishwasher, full height larder fridge and Bosch microwave, double ovens and gas hob with extractor above. Tiled flooring extends throughout and the kitchen has a window to the front, with the **Dining & Family Room** featuring bespoke fitted storage. A door opens from the kitchen into:

Utility 2.3 x 1.65m (approx. 7'6 x 5'5)

Fitted with base units having quartz worksurfaces over, housing an inset sink and spaces for both a washing machine and tumble dryer. There is a window to the side aspect and the utility has tiled flooring and a courtesy door opening into the garage where there is space for a fridge freezer

Cloakroom

Fitted with pedestal wash basin and WC, with tiled flooring and splash backs





Stairs rise to the **First Floor Landing** which extends to a superb size, having windows to the front and side aspects and oak doors into a useful fitted wardrobe and double width Airing Cupboard housing the pressurised water cylinder. Oak door opens into:

Master Bedroom 3.86 x 3.73m (approx. 12'8 x 12'3)
A spacious principal bedroom suite, having a window to the front aspect. An opening leads into the **Dressing Room** 2.62 x 1.96m (approx. 8'7 x 6'5), where there are a range of fitted wardrobes and a window to the rear, and a door opens into:

En Suite 2.62 x 1.5m (approx. 8'7 x 4'11)
Fitted with a modern suite having pedestal wash basin with vanity mirror above, WC and double shower, with tiled walls, tiled flooring, an obscured window and a chrome heated towel rail

Bedroom Two 4.98 x 3.02m (approx. 16'4 x 9'11)
This second bedroom suite could also serve as a master bedroom if desired, having dual aspect

windows and a **Dressing Room** 2.9 x 2.16m (approx. 9'6 x 7'1) with window to the side and fitted wardrobes. With private use of:

En Suite 2.16 x 1.98m (approx. 7'1 x 6'6)
Comprising a modern suite having pedestal wash basin, WC and shower, with tiled walls, tiled flooring, an obscured window and a chrome heated towel rail

Bedroom Three 4.47 x 3.51m (approx. 14'8 x 11'6)
With a window to the front aspect

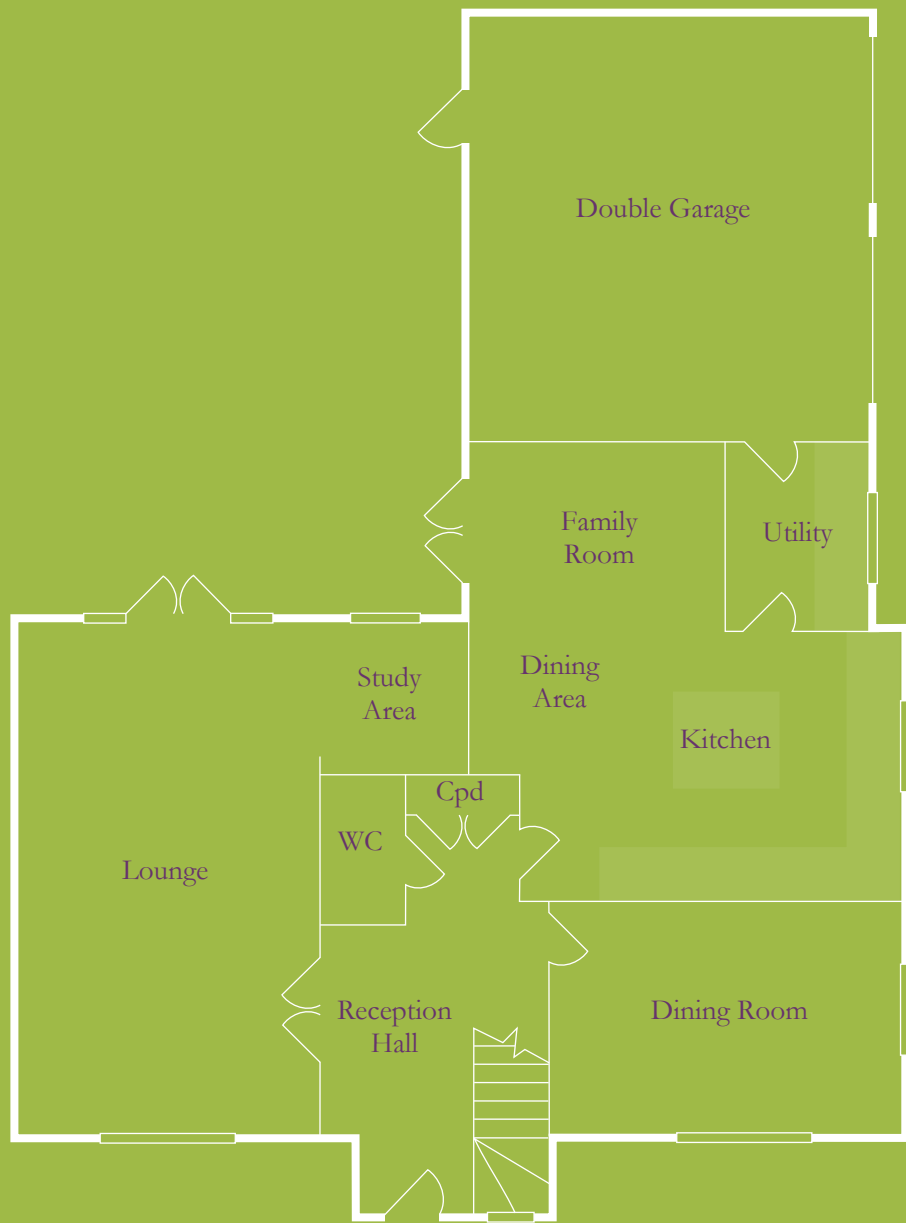
Bedroom Four 4.2 x 2.8m (approx. 13'9 x 9'3)
Having a window to the side aspect

Bedroom Five 3.5 x 2.3m (approx. 11'6 x 7'6)
A fifth double bedroom having a window to the side aspect

Family Bathroom 2.62 x 2.24m (approx. 8'7 x 7'4)
Comprising wash basin, WC, bathtub and separate shower, with half tiled walls, tiled flooring, a heated towel rail and an obscured window to the side









Outside

The property is set on a beautifully tended corner plot on this desirable modern development, having well tended gardens and a block paved pathway leading to the front door. To the side aspect there is parking for four vehicles to the private block paved driveway, and gated access leads into the rear garden

Double Garage

Electric entrance doors open out to the driveway and the garage has power, lighting and a courtesy door opening into the rear garden

Landscaped Rear Garden

Having been landscaped to a superb degree, the garden is laid to porcelain paved terraces, artificial lawns and borders planted with a variety of flowers and foliage. Screening provides privacy to the property and garden, and the ornate pergola with glass roof is included in the sale. There are two garden sheds and a water point to the rear aspect, as well as exterior lighting and power to both the front and rear of the property



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 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.