



24 Hollys Road, Yoxall
DE13 8PZ

Downes & Daughters
ESTATE AGENCY

24 Hollys Road, Yoxall
DE13 8PZ
Offers over £350,000

A delightfully presented detached four bedroom family home in a secluded position within this desirable residential development at the heart of the popular village of Yoxall.

Falling within the St Peters Primary School and John Taylor High School catchment areas this extended home offers flexible family accommodation over two floors with the ground floor offering hallway, living room, a 'showpiece' kitchen diner, sitting room/study, cloakroom and utility. The first floor boasts four good bedrooms and two bathrooms.

Externally the property benefits from the most delightfully presented gardens meticulously tended by the current owners for many years. The fore garden has a wonderful blend of manicured hedges, pruned shrubs and a neat lawn. The rear garden offers a stylish blend of shaped lawn, manicured hedging and patio seating areas.

GROUND FLOOR

Entrance Hallway

The entrance hallway is accessed via a glass panelled door with upvc double glazed window to the side aspect, ceiling light point, central heating radiator, laminate flooring and glazed door opening to the living room.

Living Room

This has a upvc double glazed bow window to the front aspect, coal effect gas fire with cast iron surround, tiled slips, wooden mantle and tiled hearth, ceiling cornicing, two ceiling light points, fitted alcove shelving, central heating radiator, and a TV aerial point.

Kitchen Diner

A room of immense impact boasting a solid wood bespoke kitchen with wall and floor units and solid timber work surface with Belfast sink, four ring multi zone induction hob, integrated dishwasher, fridge, two integrated ovens and an integrated microwave. There is a upvc double glazed window and french doors to the rear aspect, tiled floor, recessed low voltage lighting, high level TV aerial point, two central heating radiators, stairs rising to the first floor, glass splashback and door to the utility.

Utility

There is a further selection of wall and floor units with roll top work surface, incorporating a single bowl sink and drainer unit, integrated fridge and freezer and space and plumbing for washing machine and tumble dryer. A upvc double glazed window to both the front and rear aspects, double glazed door giving access to the side return, tiled floor, central heating radiator and ceiling light point.





Sitting Room/Study

This has upvc double glazed windows to both the front and side aspects currently used as a home office and second sitting room giving great flexibility to the ground floor accommodation. Central heating radiator, two ceiling light points, telephone point and door opening to the cloakroom.

Cloakroom

Having a white suite comprising low level flush and wall mounted hand basin and tiled splashbacks, polyvinyl flooring, opaque double glazed window to the rear aspect, central heating radiator and a ceiling light point.

FIRST FLOOR

Landing

This has an opaque upvc double glazed window to the side aspect, loft access, airing cupboard, further storage cupboard, two ceiling light points and doors opening to:

Master Bedroom

Double glazed window to the rear aspect, ceiling light point, laminate flooring, built in wardrobe and cupboard, central heating radiator, high level TV aerial point and door opening to:

En Suite

Shower bath with mixer tap and electric shower over, low level flush wc and his and hers hand basin inset into a vanity storage unit, laminate flooring, partially tiled walls, recessed low voltage lighting and extractor fan, central heating radiator and storage cupboard.

Family Bathroom

Another modern white suite, comprising panelled bath, central mixer tap, shower over, low level dual flush wc and a pedestal wash basin. There is an opaque upvc double glazed window to the rear aspect, recessed low voltage lighting, poly vinyl flooring, central heating radiator and tiled splash backs.

Bedroom Two

A upvc double glazed window to the front aspect, laminate flooring, ceiling light point, high level TV aerial point and central heating radiator.

Bedroom Three

A upvc double glazed window to the front aspect, laminate flooring, ceiling light point, high level TV aerial point and central heating radiator.

Bedroom Four

A upvc double glazed window to the front aspect, ceiling light point, high level TV aerial point and central heating radiator.

OUTSIDE

Fore

A neat front garden with manicured lawn, herbaceous borders hedge and fence boundaries, block paved parking for a number of vehicles

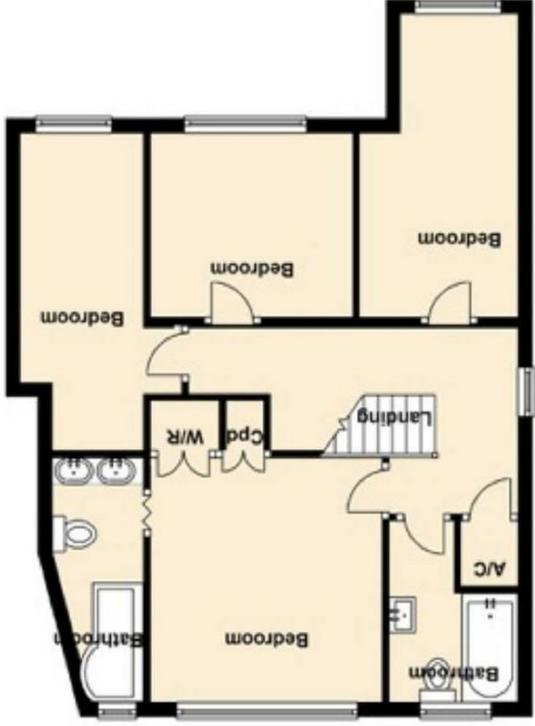
Rear

Another meticulously cared for garden with manicured lawn, herbaceous borders hedge and fence boundaries, large storage shed and patio seating area.

Environmental Impact (CO ₂) Rating	
Current	Target
78	61
<small>Very environmentally friendly - lower CO₂ emissions (91-97)</small> <small>Environmentally friendly (98-101)</small> <small>Decent (102-109)</small> <small>Needs improvement (110-135)</small> <small>Not very environmentally friendly - higher CO₂ emissions (136-152)</small>	
<small>EU Directive 2002/91/EC</small>	

Energy Efficiency Rating	
Current	Target
67	82
<small>Very energy efficient - lower running costs (92-100)</small> <small>Energy efficient (101-109)</small> <small>Decent (110-135)</small> <small>Needs improvement (136-152)</small> <small>Not very energy efficient - higher running costs (153-178)</small>	
<small>EU Directive 2002/91/EC</small>	

Approx. 56.4 sq. metres (628.5 sq. feet)



Total area: approx. 122.2 sq. metres (1315.1 sq. feet)



Approx. 63.8 sq. metres (686.6 sq. feet)



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Not All Agents Are Equal...

