

Greenacres, Woodhouses, Yoxall, DE13 8NR

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Set within established 0.8 acre wrap around gardens is Greenacres, an individually designed three bedroom bungalow residing within the desirable hamlet of Woodhouses. Being ideally positioned within close reach of local amenities, picturesque surrounding countryside and nearby commuter links, Greenacres offers extensive and beautifully maintained interiors ideal to suit a growing family or those requiring single storey living, as well as presenting outstanding potential to extend, develop and remodel as desired.

The L shaped reception hall opens into a dual aspect lounge, an open plan living and dining room and kitchen, with a conservatory extending across the rear of the property enjoying a pleasant aspect over the gardens. A fabulous snooker room offers an ideal additional reception room, entertaining space or the opportunity for conversion into additional bedroom space, and three good sized double bedrooms are serviced by a family bathroom and en suites to the master and second bedrooms.

Outside, a sweeping driveway leads into the 0.8 acre wrap around gardens, having ample parking, a double garage and a pool area ripe for refurbishment. The manicured grounds enjoy plenty of privacy to all aspect and offer scope to extend/develop (subject to relevant permissions) without affecting the established plot. Greenacres is serviced by mains gas central heating, wooden windows (part double, part single glazed) and a private drainage system.



Greenacres resides on the rural borders of Yoxall, in the premier hamlet of Woodhouses, with the nearby village of Yoxall offering an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs, all within walking distance from the property.

The property lies in a highly regarded catchment area for both state and independent schools. Repton School, Denstone College and Lichfield Cathedral are all within a short drive, with a local bus service to Denstone College also. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free School also lies within a short drive. The highly regarded Humpty Dumpty's Nursery is also located nearby.

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 minute's drive. Barton Marina is also within a short drive, with its boutique cinema and luxurious range of eateries and shops bordering pretty lakeside walks. Local gym, golf and country clubs can also be found in Wychnor, Lichfield and Branston.

Woodhouses is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield and Burton provide regular and direct links to Birmingham and London and the International airports of Birmingham, East Midlands and Manchester are all within an easy drive.

- **Individually Designed Detached Bungalow**
- **Established & Secluded 0.8 Acre Plot**
- **Outstanding Potential to Remodel/Extend**
- **Generously Proportioned Single Storey Living**
- **Two Spacious Reception Rooms**
- **Open Plan Living & Dining Kitchen**
- **Three Double Bedrooms**
- **Two En Suites & Family Bathroom**
- **Detached Double Garage & Ample Parking**
- **Outdoor Pool - Potential to create Indoor Leisure Complex & Gym)**
- **Tranquil & Desirable Rural Setting**
- **'Outstanding' Rated School Catchment**
- **Well Placed for Local Amenities & Commuter Routes**

Reception Hall
A spacious welcome to this individual home, having a picture window to the front aspect, access to the loft and doors opening to the **Airing Cupboard** and to a useful cloakroom cupboard. Doors open to the bedrooms, and doors from the **Inner Hallway** which also has windows overlooking the fore gardens open into:

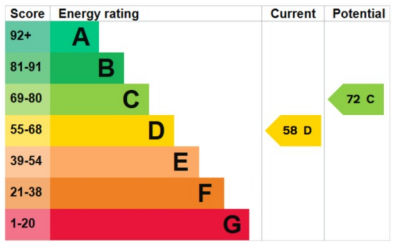
Lounge 6.8 x 3.93m (approx. 22'3 x 12'10)
An immaculately presented dual aspect living room, having a window to the front, double doors opening out to the rear and an open fireplace

Living & Dining Room 5.0 x 4.73m (approx. 16'4 x 15'6)
An arched door opens into this versatile reception room, having a window to the rear and a dining area with an upper level entertaining style opening into the:

Kitchen 4.56, 2.47 x 4.22m (approx. 14'11, 8'1 x 13'10)
A door from the hallway opens into the L shaped kitchen, which is fitted with a range of painted wall and base units with Corian worksurfaces over. There is an inset sink as well as spaces for appliances including a range cooker, dishwasher and washing machine, and the worktops extend to one side to create a breakfast bar. A door opens into:

Conservatory 9.7 x 2.6m (approx. 31'10 x 8'6)
Extending across the rear of the property, the versatile reception room has tiled flooring, impressive tall ceilings and windows overlooking the secluded gardens. French doors open out to the rear aspect

Snooker Room 6.33 x 5.44m (approx. 20'9 x 17'10)
A versatile space ideal as an additional reception room or for conversion into additional bedrooms and bathrooms, having windows to two sides

















Doors from the hallway open into:

Master Bedroom 3.76 x 3.6m (approx. 12'3 x 11'9)
A spacious double bedroom having a window to the front aspect, a range of fitted wardrobes and storage, and private use of:

En Suite Bathroom 2.57 x 1.64m (approx. 8'5 x 5'4)
Fitted with wash basin set to double width wash basin, WC and bathtub, with tiled walls and an obscured window to the side

Bedroom Two 4.24 x 2.48m (approx. 13'10 x 8'1)
Having a window to the rear aspect and a door opening into:

En Suite Shower Room 3.5 x 1.34m (approx. 11'6 x 4'4)
Fitted with pedestal wash basin, WC and a step in shower, with windows to two sides, tiled walls and tiled flooring

Bedroom Three 3.48 x 2.41m (approx. 11'5 x 7'11)
A third double room having an interior window through to the **Conservatory**

Family Bathroom 2.56 x 1.87m (approx. 8'4 x 6'1)
Comprising a white suite having pedestal wash basin, WC and bathtub with shower attachment, having tiled walls and an obscured window to the side

















Floor Area: 2,163 ft²



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Outside

A sweeping driveway leads to the front of the property to the right, and down to the detached garage to the left, providing parking and turning space for a number of vehicles. There is a canopy above the front door, and beautifully tended lawns extend to the front and sides of Greenacres, with mature trees and hedging providing privacy to all sides

Detached Double Garage 5.8 x 5.6m (approx. 19'0 x 18'4)
With manual up and over entrance door, power and lighting

Wrap Around Gardens

Encircling the property are manicured formal gardens totalling **0.8 Acre**, enjoying an excellent degree of privacy to all sides. There are shaped borders stocked with a variety of shrubs and trees, and a useful **Workshop/Store Room** is accessed from the rear of the property, housing fitted storage and the mains gas boiler. There is exterior lighting and a water point, and to one side of the plot is a paved area housing a swimming pool, changing room and a pump house, all of which is in need of refurbishment

Please Note: an uplift clause will apply to the grounds, the terms of which are to be clarified by legal representatives.

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