

Snails End

Yoxall, Staffordshire



by Friel Homes





Snails End

Friel Homes are proud to present Snails End, a stunning five-bedroom, 4400 sq.ft, traditional solid oak-framed house, the perfect choice for a family looking for somewhere special to call home.

- o Spectacular entrance hall with magnificent vaulted ceiling
- o Three well-proportioned reception rooms
- o Open plan handmade Burbidge kitchen
- o Master suite with vaulted ceiling, luxurious en-suite, his & hers walk-in-wardrobes and balcony
- o Four-car garage with self-contained annexe above
- o 1.1 acres of mature, private gardens and picturesque countryside views overlooking the River Swarbourn
- o Impressive gated entrance leads to a sweeping driveway and gravel courtyard
- o 10-year NHBC Warranty



ENTRANCE HALL/DINING ROOM

The spacious double-height entrance hall features a solid oak split-direction staircase and an impressive glazed wall. This huge window frames the splendid countryside views, creating a beautiful backdrop to the formal dining area. There is a contemporary log burner and French doors provide access to the inviting outdoor living space. (8.50m x 6.99m)

KITCHEN

The stunning handmade Burbidge kitchen comes complete with a separate utility room, high-quality appliances and a statement island. The open plan layout provides ample space for cooking and dining. (9.68m x 4.80m)

LOUNGE

A generous sized room, perfect for entertaining or to simply sit back and relax after a busy day. The traditional inglenook fireplace comes complete with a log-burner ready for you to enjoy on those cosy winter nights. Two pairs of French doors open onto the garden and patio areas, perfect for warm summer evenings. (9.03m x 4.80m)

STUDY

Ideal for use as a home office, the study comes complete with separate external access for visitors and views of both the driveway and garden through a large bay window. (3.40m x 4.80m)

MEDIA ROOM

This room provides a flexible space for you to create a home cinema, library, playroom or third reception room to suit your lifestyle. (4.46m x 4.80m)



BEDROOMS

There are 5 well-planned double bedrooms, all enjoy vaulted ceilings which provide a real sense of space, Beds 1 and 2 also benefit from walk-in-wardrobes.

BATHROOMS

The three en-suites and family bathroom all have walk-in showers, high quality vanity units and luxurious finishes throughout. En-suites 1 and 2 also have free-standing roll top baths and wall mounted TVs.

GARAGE & ANNEXE

Beyond the winding drive and gravelled courtyard is a four-car garage fitted with insulated electric doors, an electric car charging point, Gardeners W.C. and a handy garden sink. Above the garage is a self-contained annexe complete with shower room and kitchenette, reached via an external hard-wood timber staircase.

OUTDOOR SPACE

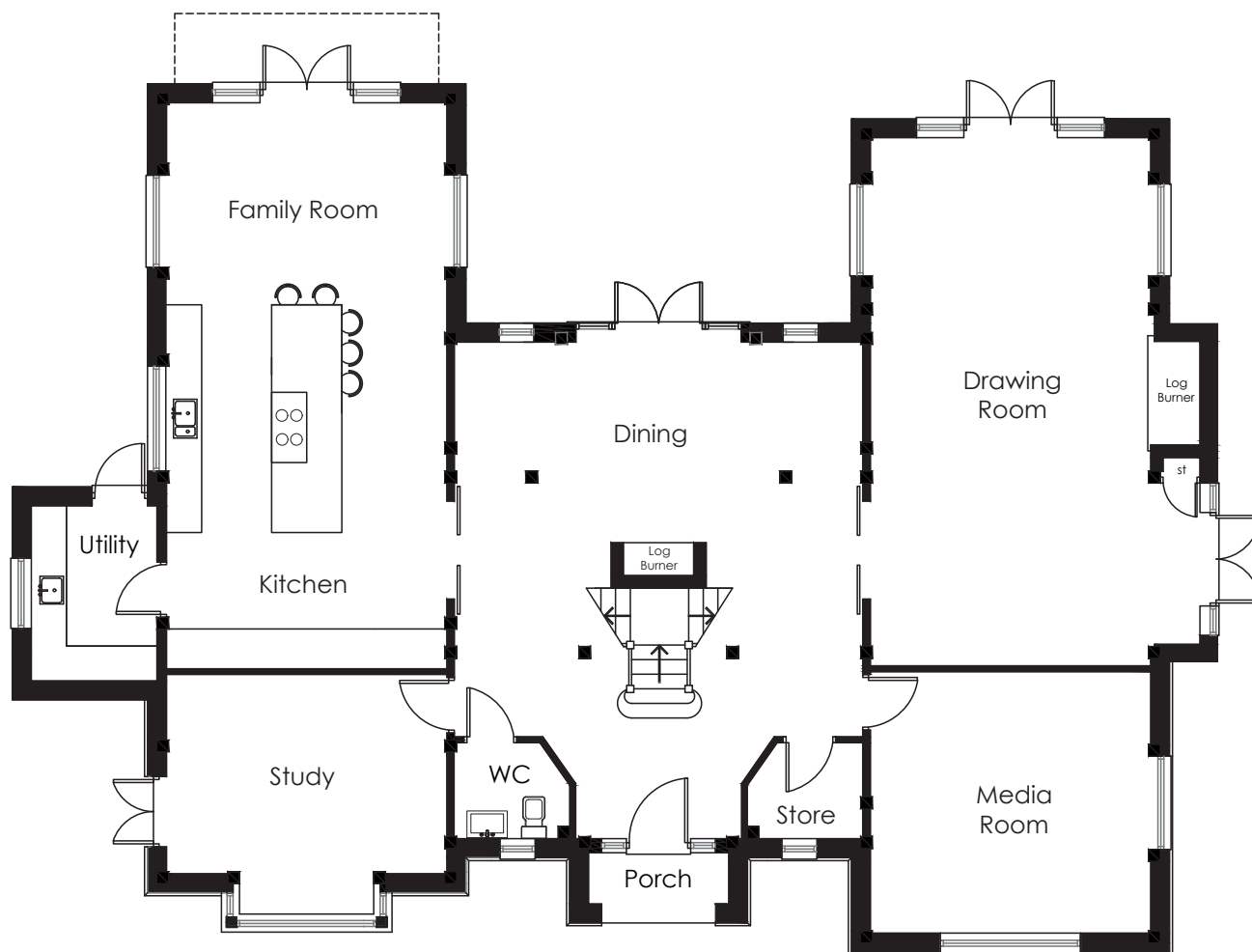
Snails End is set in a generous 1.1 acres of private garden and features mature trees, landscaping, porcelain paved areas, extensive lighting and a delightful summer house.

There is an impressive electric gated entrance with intercom system and plentiful parking provided within the courtyard. A Grasscrete area offers potential for storage of a boat, motorhome or caravan.

PLUMBING & CENTRAL HEATING

The house benefits from an air-source heating system, with under floor heating throughout. This renewable energy source creates a clean and contemporary look by removing the need for radiators. A centralised low-carbon ventilation system serves the bathrooms, kitchen and utility.

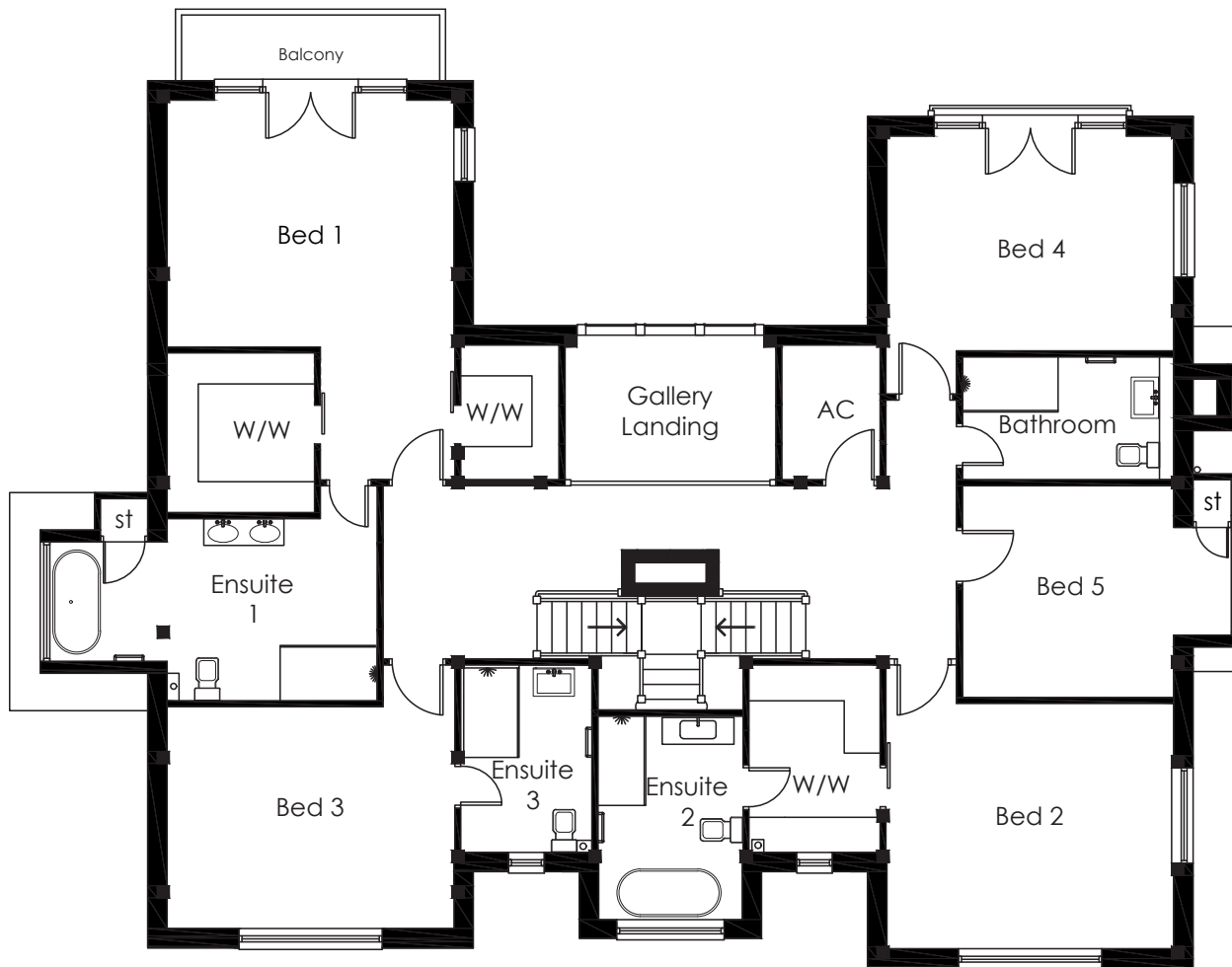




Ground Floor Plan

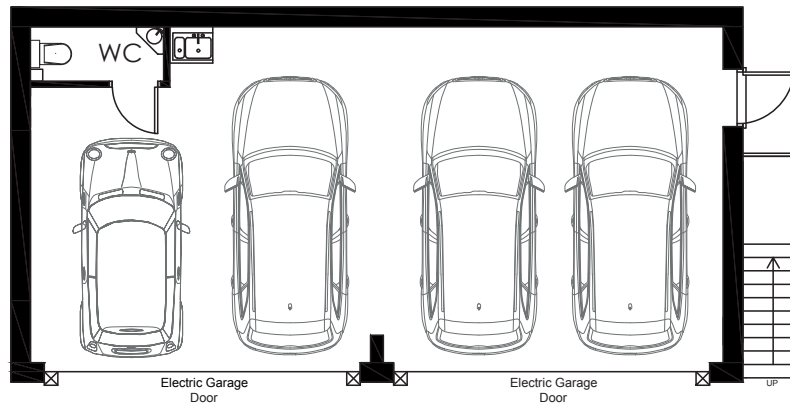
Area - 2195sqft

Please note that the information provided in this brochure is for guidance only and should not be relied upon as accurately describing any of the specific matters described by any order under Property Misdescriptions Act 1991. These floorplans are not to scale and should not be used as a basis for flooring requirements or furniture placement. Every effort has been made to ensure that all details are correct at time of going to press, however this information does not constitute a contract, part of a contract or warranty. Computer generated images, details may vary.



First Floor Plan

Area - 2185sqft



Garage Plans

Annexe
Area - 463sqft
Four Car Garage
Area - 684sqft

LOCATION

Snails End is situated in Staffordshire, on the outskirts of the much sought-after village of Yoxall, and enjoys excellent road, rail and airport links.



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