

# Alrewas Road

Kings Bromley, Burton-on-Trent, DE13 7HW

John German







CHARING CROSS





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£850,000

An exceptional architect designed bespoke home with a stunning interior offering the very best of modern living blended with character from its grand contemporary reception hall with steel staircase, part subterranean kitchen/diner bringing the outside in and beautiful established gardens, all set behind an electric gated drive.



This wonderful family home demonstrates new homes can feature character combined with the best of modern living. The architect design has highlights including an impressive reception hall with herringbone pattern wood floor, steel staircase with glazed balustrades, a beautiful part subterranean kitchen/diner having a high ceiling enhancing the feeling of space also with oversized sliding doors framing garden views. The first floor features an amazing master suite with a high vaulted ceiling, balcony and lovely art contemporary en suite.

Set in a conservation area, the front has been designed to blend with its traditional village surroundings accessed via an electric gate opening onto an expansive block paved driveway also having a large store, ideal for bikes and garden tools.

The striking rear elevation has a stunning modern look with Zinc cladding to the gable and dormer window while burnt ash to the single storey gives a further impressive finish.

On the ground floor the impressive hall has access to a home office/study while across the hall, glazed double doors open into a cosy lounge decorated in a deep blue with a wide window framing garden views and having bespoke shelving/storage to a feature wall.

The stunning kitchen/diner seamlessly opens out to the rear gardens making it the perfect space for families or to entertain. Equipped with a stylish range of units and a matching island providing the centre piece incorporating a sink with a boiling water tap. There is a choice of lighting, high quality worktops and a range of integrated appliances include a dishwasher, fridge, coffee machine, wine cooler and we also understand the range style cooker is to be included. There is plenty of space for a dining table.

The guest cloakroom is stylishly fitted out in addition to a separate utility/shower room having a range of units and worktops, tiled shower area and a side entrance door, ideal for when you return with muddy boots.

The landing offers a light filled space with glazed balustrades, skylights and doors leading off. The master suite with its high vaulted ceiling has an incredibly spacious feel, tall fitted bedroom wardrobes/storage, a balcony with garden views and its own luxurious en suite with electric under floor heating.

Bedroom two is also a spacious room and features a luxurious en suite while bedrooms three and four are both double sized rooms and share a well appointed bathroom with a freestanding bath, separate shower and vanity basin with mirror over.

The landscaped gardens have a paved patio, perfect for outdoor dining and entertaining, shaped lawns surrounded by mature beds and borders plus a summerhouse/shed providing useful garden storage.

The house has under floor heating throughout plus a built in MVHR - Mechanical Ventilation and Heat Recovery system.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Under floor heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10092024

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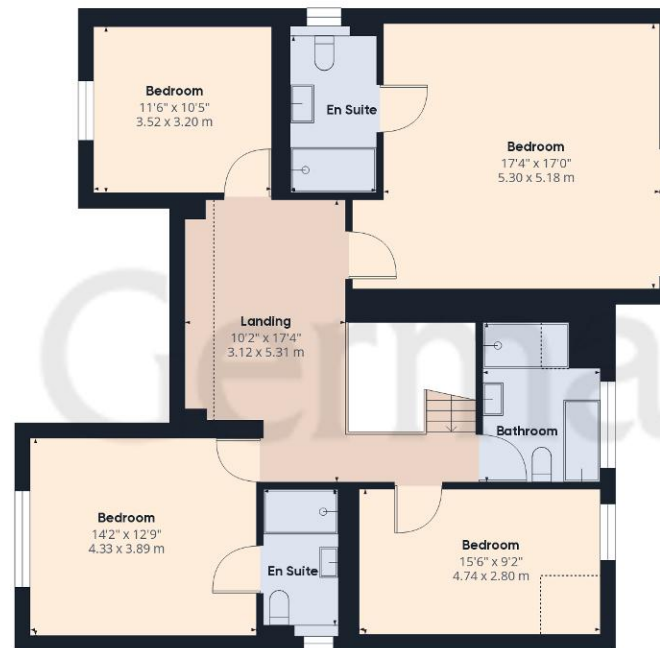








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2380.22 ft<sup>2</sup>

221.13 m<sup>2</sup>

**Reduced headroom**

66.2 ft<sup>2</sup>

6.15 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
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