



7 Puddledock Grove, Alrewas, DE13 7AH



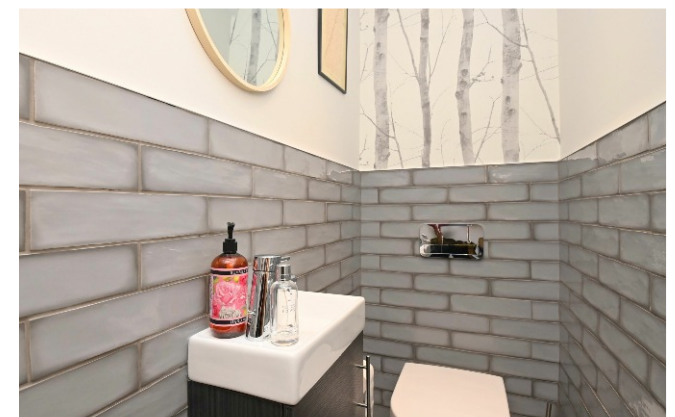
Set within an exclusive private gated courtyard is this double fronted detached home, offering substantially upgraded and extended interiors, four good sized bedrooms and beautifully landscaped gardens featuring a versatile summer house/home office. Retaining a further 2 years on the new home warranty, this thoughtfully designed executive home forms part of this desirable gated community, enjoying an array of amenities available within a few minutes' walk. The property has received numerous upgrades both inside and out to include a rear extension, refitted bathrooms, new carpets, plantation shutters to the reception rooms and bedrooms, bespoke

fitted wardrobes to three of the four bedrooms and immaculate landscaping to the exterior. To the ground floor is a central reception hall leading into a magnificent open plan living and dining kitchen, lounge, study/playroom and cloakroom, with four well proportioned bedrooms to the first floor serviced by a family bathroom and master en suite. To the front there is parking for three to four vehicles including a space beneath the oak framed car port, and the rear garden is laid to a Mediterranean style courtyard enjoying plenty of privacy and leading to the insulated summer house, offering an ideal entertaining space or home office. The property is serviced by mains

gas central heating and double glazed windows.

Puddledock Grove lies within a few minutes' walk of the heart of Alrewas, a desirable village set within a picturesque Conservation area beside the River Trent. This characterful village is home to a superb range of everyday amenities including , a Co-op, a popular Butchers, traditional pubs, a doctors surgery, pharmacy and dentists, and the position provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed. The property lies within an Ofsted 'Outstanding' school catchment area

including the All Saints primary school in the village which feeds into John Taylor High in Barton under Needwood, and the John Taylor Free School is also within a short drive. In addition there are a choice of highly regarded independent schools including Lichfield Cathedral, Repton, Denstone and Abbotsholme. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Manchester, Birmingham and East Midlands are all within an easy drive.



- Double Fronted Detached Home
- Exclusive Gated Courtyard
- Remodelled, Extended & Upgraded
- Fabulous Open Plan Living & Dining Kitchen
- Two Spacious Reception Rooms
- Reception Hall & Cloakroom
- Four Good Sized Bedrooms
- Refitted En Suite & Family Bathroom
- Secluded Landscaped Garden
- Insulated Summer House/Home Office
- Oak Framed Car Port & Parking for Three/ Four
- Approx. 2 Years NHBC
- Premier Village Location
- 'Outstanding' School Catchment

Reception Hall

An oak framed porch above to the composite entrance door which in turn leads into this spacious central hallway, having a useful cloakroom cupboard, stairs rising to the first floor accommodation and oak doors opening into:

Lounge 4.76 x 3.45m (approx. 15'7 x 11'3)

A beautifully presented reception room having a window to the front, wall mounted electric fireplace and a door leading into:

Open Plan Living & Dining Kitchen 8.05 x 4.24m (approx. 26'5 x 13'11)

A fabulous open plan space extending across the rear of the property, having been extended to create an additional family room with pleasant views over the garden. The luxuriously appointed **Kitchen** comprises contrasting shaker style units with marble finish Quartz work surfaces over, housing an inset sink to the island and quality integrated appliances including double ovens, gas hob with extractor above, dishwasher, fridge freezer and washing machine. French doors open out to the garden and tiled flooring extends into the **Dining Area** and **Family Room**, where part-vaulted ceilings feature two skylights and a third electric skylight. A door opens back into the **Reception Hall**

Cloakroom

Comprising a refitted suite having wash basin set to vanity unit and WC, with half tiled walls and tiled flooring





Stairs rise to the **First Floor Landing**, where there is access via a drop down ladder to the boarded loft space. Doors open into the **Airing Cupboard** which houses both the boiler and the hot water cylinder, and doors open into:

Master Bedroom 3.58 x 3.11m (approx. 11'8 x 10'2)
A spacious double room having a window to the rear, a range of fitted wardrobes and private use of:

En Suite 2.36 x 1.04m (approx. 7'8 x 3'4)
Refitted to a superb standard having a wash basin set to vanity unit, WC and double shower, with tiled flooring, half tiled walls and a heated towel rail

Bedroom Two 3.7 x 2.62m (approx. 12'1 x 8'7)
Another good sized double room having fitted wardrobes and a window to the front

Bedroom Three 3.63 x 2.62m (approx. 11'11 x 8'7)
A third double room having a window to the front and fitted wardrobes

Bedroom Four 3.75 x 2.4m (approx. 12'3 x 7'10)
With a window to the rear enjoying pleasant garden views

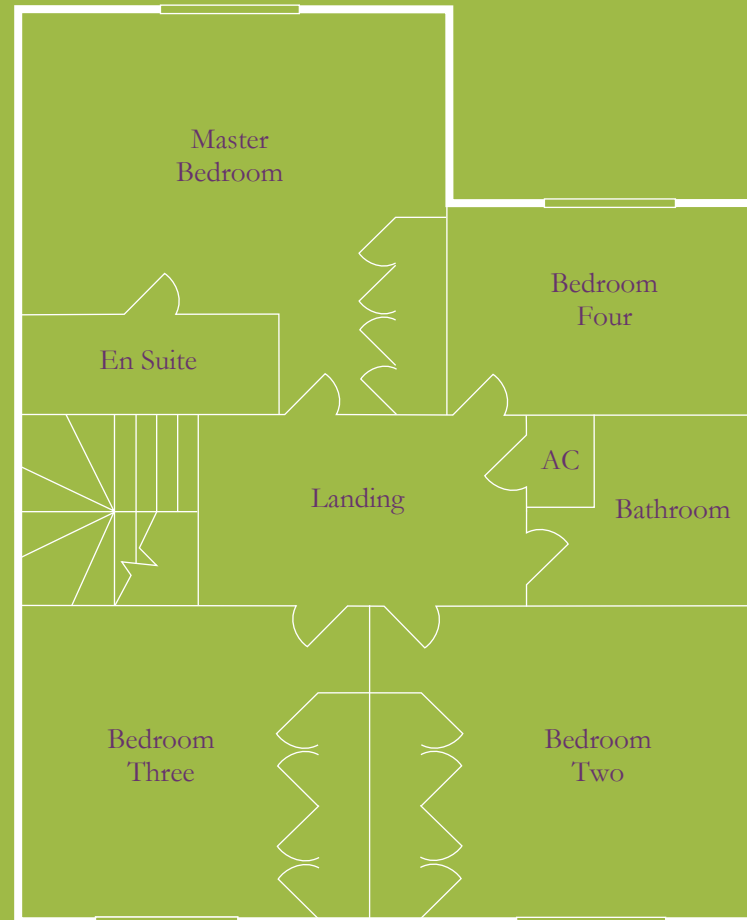
Family Bathroom 1.98 x 1.68m (approx. 6'5 x 5'6)
A modern suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, half tiled walls, an obscured window to the side and a heated towel rail







Ground Floor



First Floor



Outside

Secure intercom/coded double gates open into the private block paved courtyard of Puddledock Grove, having an **Oak Framed Car Port** 4.9 x 2.85m (approx. 16'1 x 9'4) with power and lighting providing a covered parking space and exterior storage. There is additional spaces to the fore of the property, and gated access to one side leads to the rear garden

Landscaped Garden

Extending to the rear is a pleasant and secluded garden laid to paved terraces, pretty water features and borders stocked with a beautiful variety of flowers and shrubs. A fully insulated **Summer House** 3.53 x 2.9m (approx. 11'7 x 9'6) with power and lighting offers a superb home office or entertaining space, and a wide space to the side of the property offers a useful storage area and a large garden shed. There is exterior power, lighting and a water point



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.