



The Shotts, Alrewas, Burton-on-Trent



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Guide price £450,000



Key Features

- Detached Family Home
- Sought After Village
- Large Garden
- Three Reception Rooms
- Four Bedrooms
- Master With En-Suite & Dressing Room
- EPC rating B
- Freehold





Newton Fallowell are delighted to be able to offer this beautifully presented modern detached family home. The property offers a great finish throughout and situated in this well sought after village of Alrewas which has great access to local amenities and within the catchment area of John Taylor. The accommodation comprises in brief: - entrance hall, dining room, dining kitchen, study, lounge, on the first floor a landing lead to four well proportioned bedrooms, the master having en-suite and dressing area, bedroom two having an en-suite facility and there is a family bathroom.

Accommodation In Detail

Composite door with fronted double glazed door leading to:

Porchway

having storage cupboard off with lighting and coat hooks.

Entrance Hall

having staircase rising to first floor, one double central heating radiator and understairs storage cupboard housing the BT point.

Dining Room 3.80m x 2.85m (12'6" x 9'5")

having one central heating radiator, double glazed window to front elevation.

Dining Kitchen 4.86m x 4.30m (15'11" x 14'1")

having range of base and wall mounted high gloss units with square edged laminate working surfaces, stainless steel sink with chrome fittings, Indesit five ring gas hob with extractor over, plumbing for washing machine, integrated Indesit dishwasher and fridge/freezer, Indesit electric oven, one central heating radiator and double glazed French doors to rear elevation with small double glazed units to either side.

Study 2.68m x 1.92m (8'10" x 6'4")

having one central heating radiator and Upvc double glazed window to front elevation.

Lounge 4.30m x 3.75m (14'1" x 12'4")

having one central heating radiator, t.v. aerial point, internet point and double glazed French doors leading out to the rear garden with double glazed panels to either side.

On The First Floor

Landing

having access to loft space and cupboard housing the boiler and hot water system together with the thermostat.

Master Bedroom 3.05m x 3.83m extending to 5.5m into dressing area

having built-in wardrobes with sliding doors with range of hanging space and shelves, one central heating radiator, controls for heating system and double glazed window to front elevation.

En-Suite 2.26m x 1.70m (7'5" x 5'7")

having partial tiling, low level shower tray with thermostatic controlled shower over together with chrome fittings, pedestal wash basin with chrome fittings, low level wc, white heated tower radiator, fitted shaver point and double glazed window to rear elevation.

Bedroom Two 3.65m x 3.35m (12'0" x 11'0")

having one central heating radiator and double glazed window to rear elevation.

En-Suite 1.18m x 2.50m (3'11" x 8'2")

having low level shower tray with thermostatic shower together with chrome fittings, partial tiling, pedestal wash basin with chrome mixer tap, low level wc, fitted shaver point, heated towel radiator and double glazed window to rear elevation.

Bedroom Three 2.60m x 3.80m (8'6" x 12'6")

having one central heating radiator and double glazed window to front elevation.





Bedroom Four 2.10m x 2.60m (6'11" x 8'6")

having one central heating radiator and double glazed window to front elevation.

Family Bathroom

having bath with partial tiling and chrome mixer tap, pedestal wash basin with chrome mixer tap, low level wc with hidden cistern, heated towel radiator, fitted shaver point and double glazed window to rear elevation.

Outside

To the front of the property is a small fore garden mainly laid to lawn and a tarmac driveway providing parking for two vehicles. To the rear is a good sized garden which is mainly laid to lawn and enclosed by a feather edged board fence.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

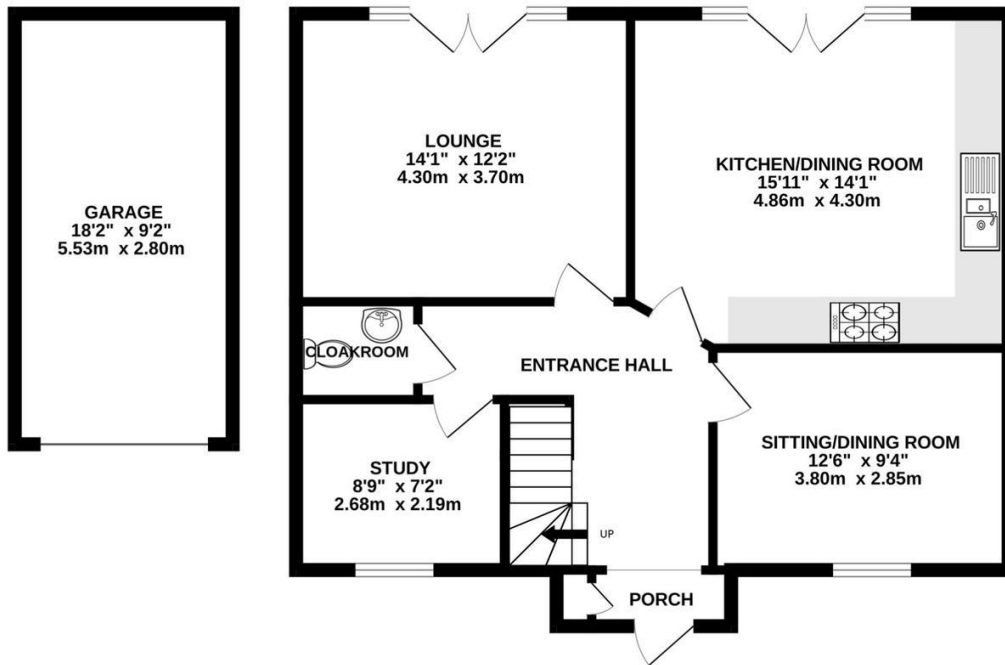
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

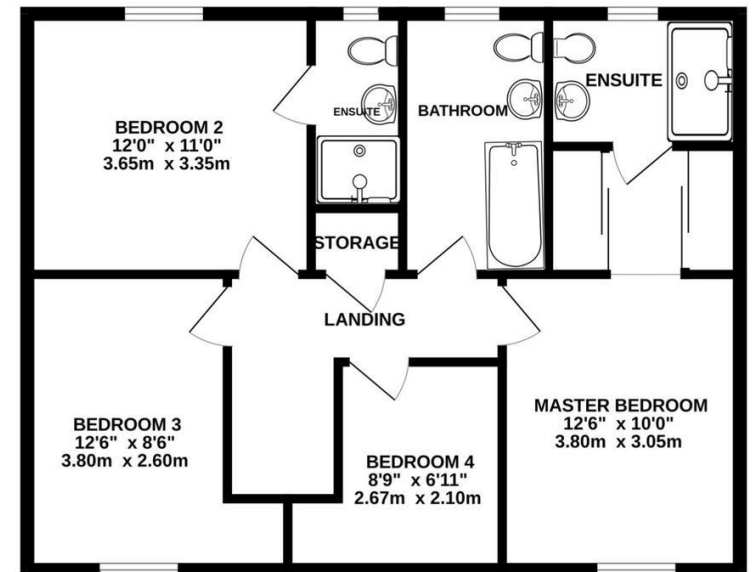




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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