



The Flatts, Alrewas, Burton-on-Trent

 4  2  1

£349,950



Key Features

- Detached Family Home
- Sought After Village Location
- Four Bedrooms
- Master With En-Suite
- John Taylor Catchment Area
- Detached Single Garage & Driveway
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented modern detached family home in the sought after village of Alrewas. The village of Alrewas has great access to local amenities and within the catchment area for John Taylor. In brief the accommodation comprises: - entrance hall, guest cloak room, lounge, dining kitchen and on the first floor a landing leads to master bedroom with en-suite, three further bedrooms and family bathroom. Outside the property has an enclosed rear garden, fore garden and a double wish driveway leads to a detached single garage.

Accommodation In Detail

Frosted composite double glazed door leading to:

Entrance Hall

having staircase rising to first floor, one central heating radiator and built-in cupboard housing media points and consumer unit.

Guest Cloak Room 0.93m x 1.71m (3'1" x 5'7")

having low level wc, pedestal wash basin with chrome mixer tap, tiled splashback, extractor fan and one central heating radiator.

Lounge 3.36m x 5.57m (11'0" x 18'4")

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

Dining Kitchen 5.56m x 3.32m (18'2" x 10'11")

having a range of high gloss base and wall mounted units with chrome handles, marble effect laminate work surfaces, stainless steel sink and drainer with chrome mixer tap, four ring gas hob with extractor over, electric single oven, integrated washing machine, dishwasher and fridge/freezer, one central heating radiator and Upvc double glazed window to rear elevation and Upvc double glazed French doors opening out to rear elevation.

On The First Floor

Landing

having built-in overstairs storage cupboard which houses the gas fired combination boiler.

Master Bedroom 3.5m x 3.6m (11'6" x 11'10")

having media points, built-in double wardrobe with sliding glass doors, one central heating radiator and Upvc double glazed window to rear elevation.

En-Suite 1.48m x 2.2m (4'11" x 7'2")

having low level wc, pedestal wash basin with chrome mixer tap, walk-in shower cubicle with sliding glass door and thermostatic shower, shaver point, extractor fan and wall mounted white heated towel radiator.

Bedroom Two 2.98m x 3.01m (9'10" x 9'11")

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

Bedroom Three 1.97m x 3.76m (6'6" x 12'4")

having one central heating radiator, Upvc double glazed window to rear elevation and built-in alcove which has hangers for storage.

Bedroom Four 2.47m x 2.01m (8'1" x 6'7")

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

Outside

The property has a fore garden which is mainly laid to lawn with a paved patio leading to front and side. To the rear is a fully enclosed garden with paved seating area and the rest is mainly laid to lawn. Further to this is a double length driveway for two vehicles and a detached single garage.



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.

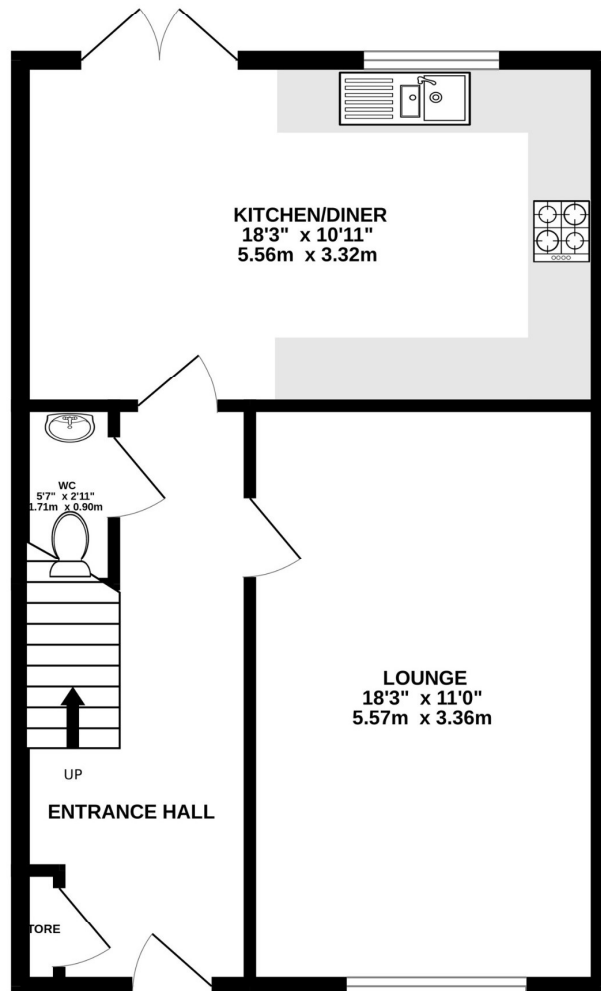
Note

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.

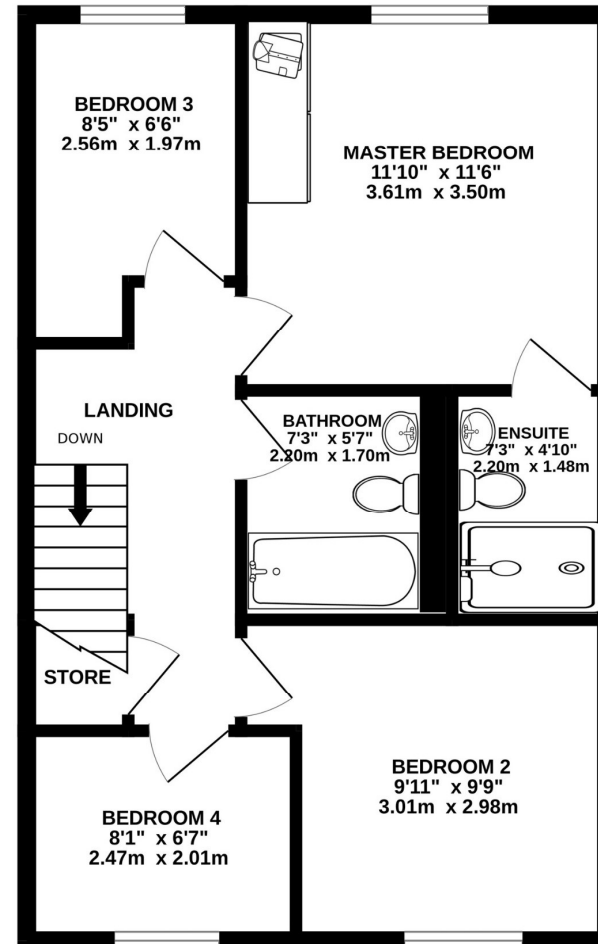




GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

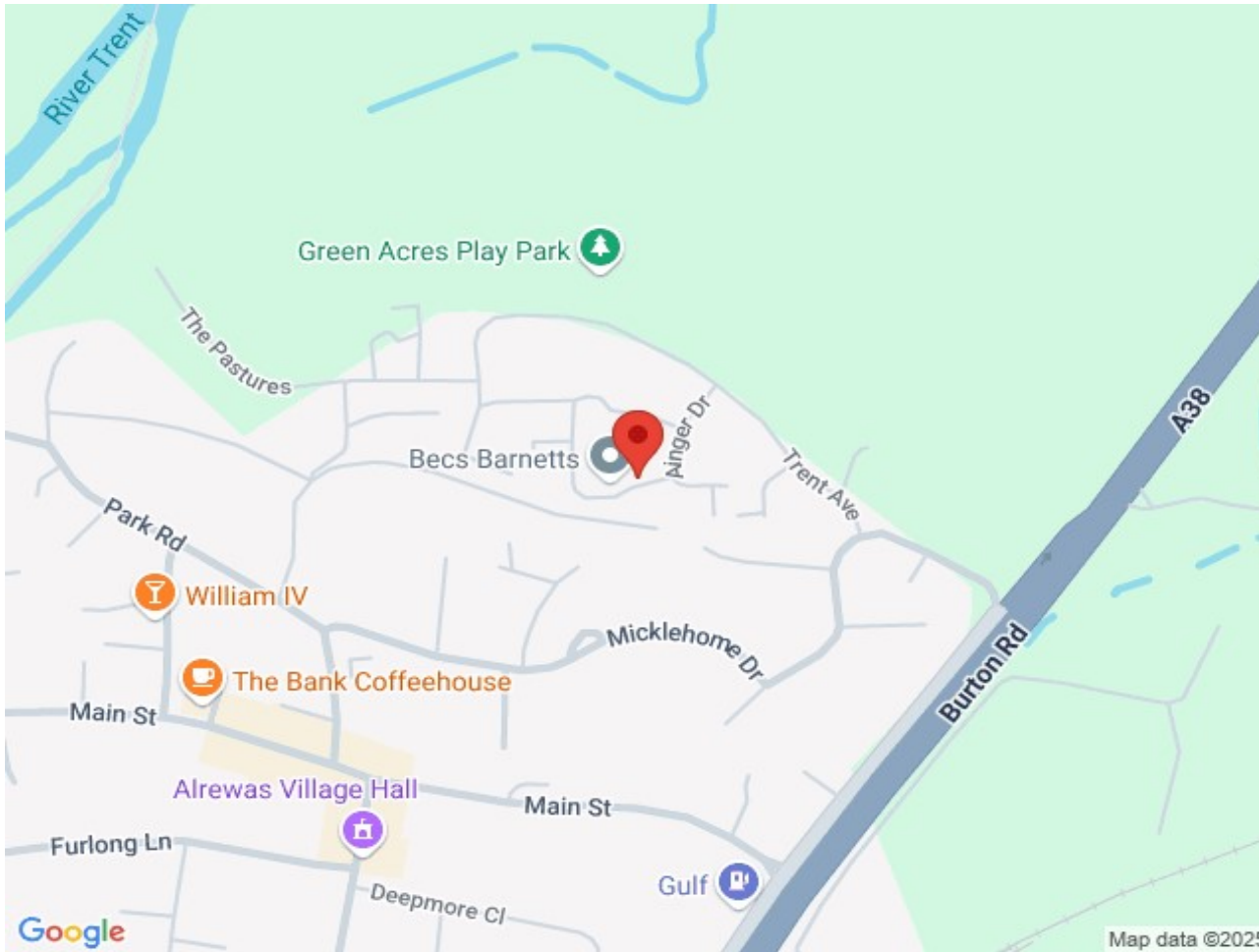


1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		