



**Connells**

Kelwell House Micklehome Drive  
Alrewas Burton-On-Trent



### Property Description

\*\*\*\*WELCOME TO KELWELL HOUSE\*\*\*\*

Connells are excited to bring to market a Beautifully presented detached family home set in the ever popular village of Alrewas. The property offers great family living with plenty of space. Set over three floors the property offers, to the ground floor, A study, great sized family lounge, kitchen/diner with utility off and a wrap around rear garden. To the first floor there are three good sized bedrooms with the second bedroom having en suite facilities and a family bathroom. To the second floor you will find the master bedroom having its own en suite facilities. To the fore of the property you will find a neatly manicured garden and stepping stone path leading to the front entrance. The property was designed and built by the current owner in 2020 and still has over 5 years left on its NHBC Guarantee making this a perfect investment for a new family.



**Entrance Hall**

9' 5" x 8' 4" ( 2.87m x 2.54m )

**Guest W/C**

**Family Bathroom**

**Lounge**

**Second Floor Landing Area**

13' 2" x 13' 2" ( 4.01m x 4.01m )

**Bedroom One**

**Study/Reception Room Two**

17' 9" x 14' 8" ( 5.41m x 4.47m )

8' x 7' ( 2.44m x 2.13m )

**En Suite Shower Room**

**Kitchen/Diner**

**Front Garden**

20' 7" x 8' 3" ( 6.27m x 2.51m )

**Parking**

**Utility Room Off Kitchen**

8' 4" x 5' 10" ( 2.54m x 1.78m )

**Rear Garden**

**First Floor Landing**

**Bedroom Two**

13' 4" x 13' 3" ( 4.06m x 4.04m )

**En Suite Shower Room**

**Bedroom Three**

13' 4" x 8' 4" ( 4.06m x 2.54m )

**Bedroom Four**





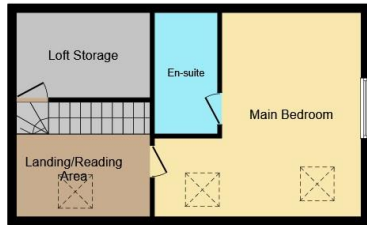




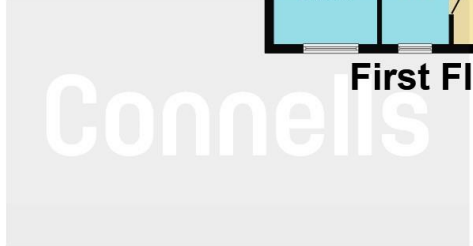
**Ground Floor**



**First Floor**



**Second Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/LFD311055](http://connells.co.uk/Property/LFD311055)**

Tenure: Freehold



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