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The Flatts | Alrewas | DE13 7BQ
Offers In The Region Of £465,000

 **Webbs**
estate agents

Summary

**** STUNNING MODERN DETACHED FAMILY HOME ** NO UPWARD CHAIN ** FOUR BEDROOMS ** BEAUTIFUL DINING KITCHEN WITH INTEGRATED APPLIANCES ** THREE RECEPTION ROOMS ** TWO EN-SUITES ** LARGE SOUTH-FACING REAR GARDEN ** SOUGHT AFTER VILLAGE LOCATION ** FITTED BLINDS AND SHUTTERS THROUGHOUT ** OUTSTANDING SCHOOL CATCHMENT AREA ** INTERNAL VIEWING IS ESSENTIAL ****

Webbs estate agents are delighted to offer for sale a beautifully presented modern detached family home. The property offers a high-end finish throughout and has fitted blinds/shutters throughout. Situated on a popular residential development in Alrewas, Burton -Upon - Trent which is a delightful village with excellent local amenities, a sought-after village school, and within the catchment area for John Taylor comprehensive school.

The accommodation comprises an entrance hallway, a guest w.c, a study, a dining room, a living room, and a stunning dining kitchen with integrated appliances. On the first floor, the master bedroom has a dressing area and an en-suite shower room, whilst the guest double bedroom also enjoys an additional guest en-suite. Bedrooms three and four are serviced by a modern family bathroom.

Externally there is a large south-facing enclosed rear garden and to the front of the property, there is a garage and a driveway providing off-road parking.

Key Features

- STUNNING DETACHED FAMILY HOME
- LARGE SOUTH FACING REAR GARDEN
- BEAUTIFUL DINING KITCHEN WITH INTEGRATED APPLIANCES
- TWO EN-SUITES
- FITTED BLINDS AND SHUTTERS THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- THREE RECEPTION ROOMS
- GUEST W.C
- MODERN FAMILY BATHROOM
- INTERNAL VIEWING IS ESSENTIAL

Rooms and Dimensions

Entrance Hallway

Guest W.C

Study

8'6" x 6'3" (2.6 x 1.91)

Dining Room

12'6" x 9'4" (3.82 x 2.86)

Living Room

14'2" x 12'4" (4.34 x 3.78)

Dining Kitchen

15'11" x 14'1" (4.86 x 4.30)

First Floor Landing

Bedroom One

12'6" x 9'11" (3.83 x 3.03)

Bedroom Two

11'11" x 11'0" (3.65 x 3.36)

Bedroom Three

12'6" x 8'9" (3.83 x 2.68)

Bedroom Four

8'11" x 6'10" (2.72 x 2.10)

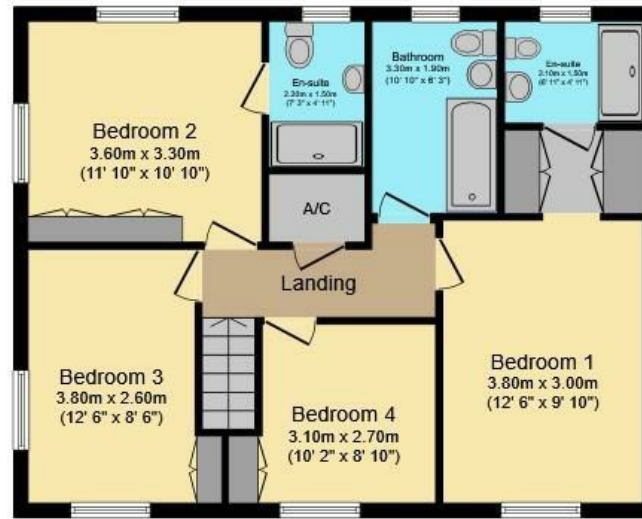
Modern Family Bathroom



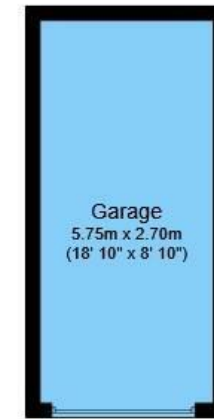




Ground Floor



First Floor



Garage

Total floor area 148.6 sq.m. (1,600 sq.ft.) approx

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).
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: 85 (G) / 94 (A)		Environmental Impact (CO ₂) Rating: 85 (G) / 94 (A)	
<small>Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)</small>		<small>Environmental Impact (CO₂) Rating scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)</small>	
<small>England & Wales EU Directive 2002/91/EC</small>		<small>England & Wales EU Directive 2002/91/EC</small>	