



3 Turton Close, Alrewas  
Alrewas DE13 7HA

Downes & Daughters  
ESTATE AGENCY



## 3 Turton Close, Alrewas Alrewas DE13 7HA Offers over £300,000

A traditional, three bedroom, detached family home situated on this popular residential street in the picturesque village of Alrewas. Offering spacious and flexible accommodation over two floors with the ground floor boasting an impressive 'open plan' living space comprising: living room, dining room, snug with access to the rear garden, high level breakfast bar or work space and a kitchen. All stylishly presented. The first floor provides three bedrooms, two with open views over the bowling club, and a family bathroom. Externally the property benefits from off street parking to the front of the property, gated driveway to the side and further parking and a detached single garage to the rear. The rear garden is also block paved and extremely low maintenance.

Viewing is essential to appreciate the stylish presentation of this home and its 'really rather cool' open plan nature. It also falls within the popular John Taylor catchment area.

### GROUND FLOOR

Entrance Hallway • Living Area Opening To... • Family Space With Dining Area, Snug & High Level Breakfast Bar Or Work Space • Access To Rear Garden From Snug • Kitchen With Access To Driveway

### FIRST FLOOR

Landing • Bedroom One With Built In Storage • Bedroom Two • Bedroom Three • Family Bathroom

### OUTSIDE

Neat Fore Lawn With Low Wall Boundary • Block Paved Private Driveway • Gated Access To Side Driveway & Detached Single Garage • Low Maintenance Rear Garden

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating D • Gas Central Heating • Upvc Double Glazing



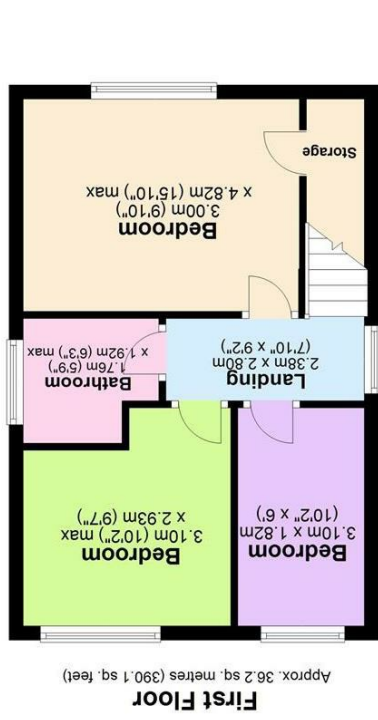
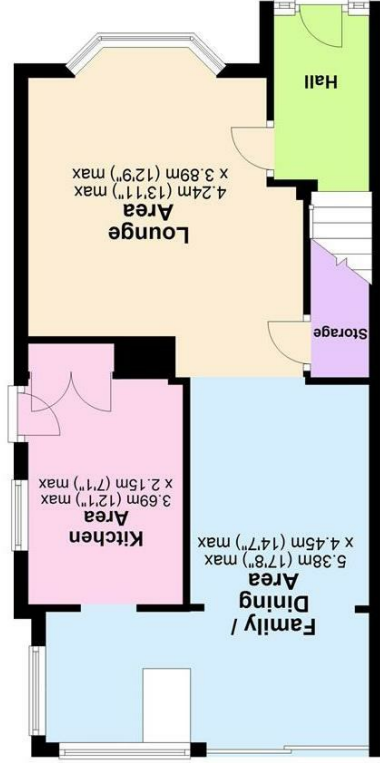








5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099  
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Garage  
 Approx. 12.5 sq. metres (135.1 sq. feet)

Total area: approx. 96.0 sq. metres (1033.5 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Excellent
Target	Excellent
Very environmentally friendly - lower CO <sub>2</sub> emissions (129 g/kWh)	
A	
(141-151)	
B	
(156-169)	
C	
(170-183)	
D	
(184-200)	
E	
(201-220)	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

Energy Efficiency Rating	
Current	Excellent
Target	Excellent
Very energy efficient - lower running costs (92 kWh/m <sup>2</sup> )	
A	
(91-101)	
B	
(102-112)	
C	
(113-128)	
D	
(129-138)	
E	
(139-147)	
F	
(148-155)	
G	
(156-177)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	