



Alrewas Road, Kings Bromley

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Alrewas Road, Burton-On-Trent DE13 7HW

perfect for working from home with its separate detached office is this family home located in the desirable village of Kings Bromley. It's position lends itself well for people wishing to commute as it is well located for the A38 and the A515 giving access to Lichfield, Birmingham and Derby. This detached property benefits further from plenty of off road parking and further potential to extend (STPP) as there has previously been planning permission for a two storey rear extension. In brief, the property comprises of; Entrance Hallway, Living Room, Dining Room, Breakfast Kitchen, Conservatory and Ground Floor Bathroom. First Floor Landing, Master Bedroom with En-suite and Three Further Bedrooms. Low Maintenance Japanese style rear garden, detached office/gym with under floor heating and driveway providing off-road parking. EPC rating - tbc





Entrance Hallway

accessed via a composite front entrance door and having a ceiling light point, radiator and doors into the Living Room and Dining Room

Living Room

having an open fireplace suitable for log and coal burning on a marble hearth with a wood mantle. Ceiling light point, coving, two wall light points, radiator, UPVC double-glazed windows to the front and side aspects and a door into the inner hallway

Dining Room

having a feature stone fireplace with an inset coal effect gas fire. Ceiling light point, coving, two wall light points, useful fitted storage cupboard, radiator, stairs to the first floor and dual aspect UPVC double-glazed windows to the front and side. Door into the

Inner Hallway

having two wall light fitments, coving, radiator and bi-folding internal doors into the conservatory

Breakfast Kitchen

fitted with a range of wall and base units with granite work surfaces with

matching upstands, co-ordinating central island and a Belfast ceramic sink with counter top drainer. Integrated electric oven, microwave, induction hob with extractor hood, wine fridge, dishwasher, washing machine and tumble drier. There is space with an electric point for an American style fridge-freezer. Inset ceiling spotlights, part vaulted ceiling with lantern roof, extractor fan, vertical radiator, kick board lighting, tiling to floor, door into the Conservatory, UPVC double-glazed windows to the side and rear and a UPVC double-glazed door into the rear garden which also gives access to the Detached Office.

Conservatory

having a brick base with UPVC double-glazed units. Ceiling light point, wall light fitment, radiator, oak wood flooring and French doors onto the rear garden

Bathroom

having a high specification suite comprising of a free-standing roll top bath with a shower fitment to the taps which is mounted on a granite plinth, pedestal hand wash basin and a low-level WC. Inset ceiling spotlights, extractor fan, coving, part tiling to walls, useful fitted storage cupboard with shelving, granite flooring and UPVC double-glazed windows to the rear and side aspects



First Floor Landing

accessed from the Dining Room and having a wall light fitment

Bedroom One

with a range of fitted wardrobes providing ample hanging and storage space. Ceiling light point, two wall light fitments, radiator and a UPVC double-glazed window to the rear aspect. Door into the

En-suite

having a double walk-in shower with a mains powered overhead fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, radiator, oak wood flooring and a UPVC double-glazed window to the rear aspect

Bedroom Two

having a useful fitted storage cupboard and additional eaves storage. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect.

Please note that there is restricted head height in places in this room

Bedroom Three

again having useful fitted storage. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect



Bedroom Four

again benefitting from fitted storage and additional eaves storage. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Outside

the front of the property is set back from the road with a block paved driveway providing off road parking for several vehicles. There is well established mature shrubs a lawn area, pedestrian gates to both sides of the property giving access to the rear. There is an open, covered porch with a tiled floor which gives access to the front entrance door

the low maintenance rear garden was designed and created by the sellers with a Japanese theme having evergreens and established shrubs. There is a paved patio and pathways with pebbled infills, raised timber beds, screen fencing, greenhouse, brick based timber shed and a useful outside water tap. There is also a large, heated Koi Karp pond which is currently empty and so could be versatile in its use.

Detached Office

this space is versatile and can be used as an office, a home gym a home salon etc and can be accessed through the property or separately via a



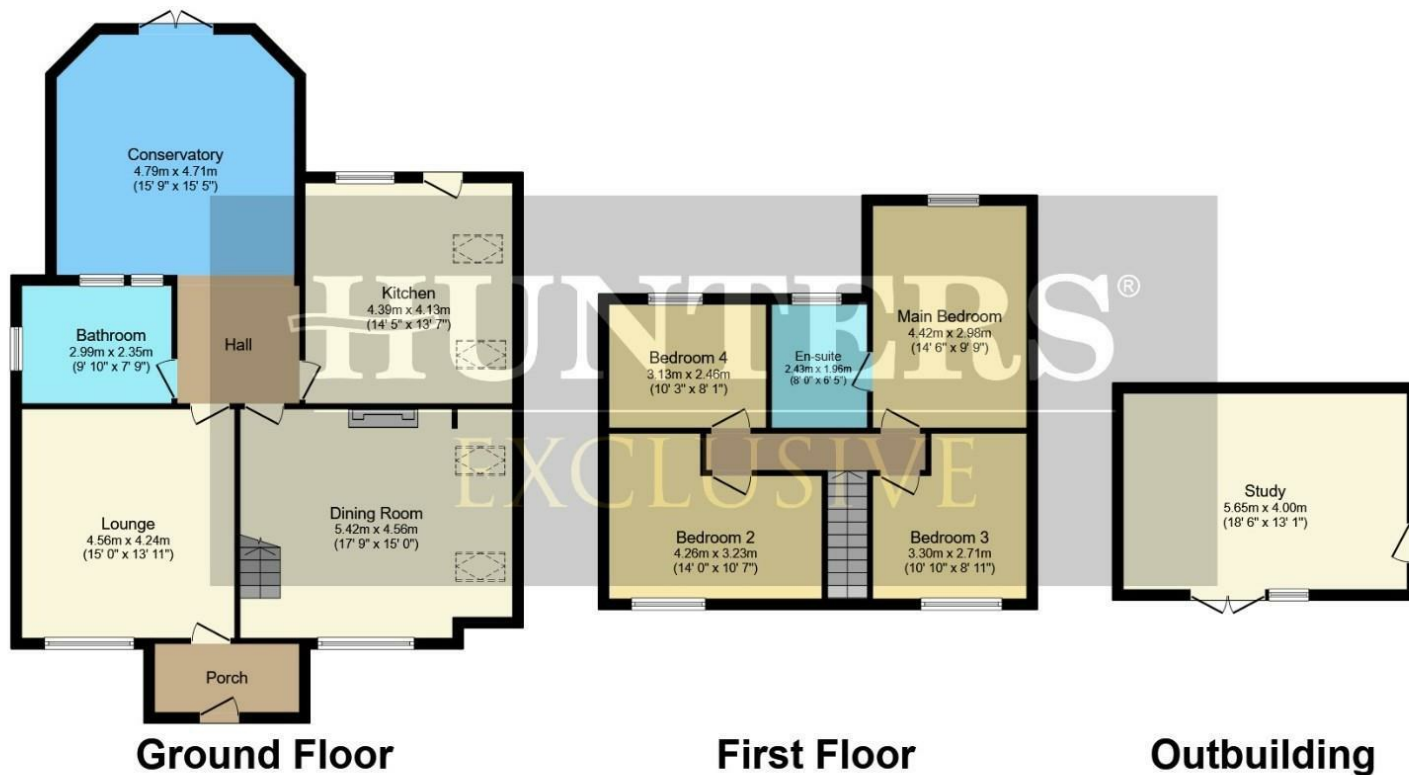
side entrance gate. Accessed via a UPVC double-glazed entrance door and having inset ceiling spotlights, loft access, useful double fitted storage cupboard, tiled flooring with under floor heating, UPVC double-glazed window and UPVC double-glazed doors into the rear garden

AGENTS NOTE

Please be advised that there is restricted head height in two of the bedrooms due to the roof pitch.

We are also advised by the seller that previous planning permission had been granted for a two-storey rear extension and the structural calculations are available.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Total floor area 180.6 m² (1,944 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Lichfield -
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