



1 Mellor Drive, Alrewas, DE13 7FF



Set on the edge of this popular modern cul de sac in Alrewas is this beautifully presented executive detached home, benefitting from extensive family accommodation, five bedrooms and an 'Outstanding' school catchment area. Showcasing a wealth of space and flexibility with interiors totalling almost 2,500 sq ft, this executive detached home presents an impressive double fronted exterior and has been upgraded to include a refitted kitchen utility, and master en suite, with ample accommodation ideal to suit a growing family looking to be part of this desirable and thriving village community.

Beautifully presented interiors extends over two expansive floors, comprises briefly entrance hallway, stunning central reception hall with galleried staircase, three reception rooms plus study, family dining kitchen, utility and cloakroom to the ground floor. Five well proportioned bedrooms and a family bathroom are set off the first floor galleried landing, four of which have fitted wardrobes. The master and second bedrooms each also benefit from a private en suite. Outside, there is parking for two vehicles to the fore of the double garage, with landscaped wrap around gardens providing plenty of space for secluded outdoor

entertaining. The property is serviced by mains gas central heating and double glazed windows.

The popular Staffordshire village of Alrewas is set within a picturesque Conservation area between the River Trent and the Trent & Mersey canal. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a bakery, a doctors surgery, pharmacy and Dental Practice, as well as bordering the Trent & Mersey Canal towpath where many rural walks can be

enjoyed. The property lies within a highly regarded school catchment area including All Saints Primary in the village which feeds into John Taylor High in Barton under Needwood. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.



- Executive Detached Village Home
- Wealth of Versatile Accommodation
- Recently Upgraded & Immaculate Interiors
- Three Reception Rooms & Study
- Refitted Family Dining Kitchen & Utility
- Entrance Hall, Reception Hall & Cloakroom
- Five Good Sized Bedrooms
- Master Dressing Room & Refitted En Suite Bathroom
- Guest En Suite & Family Bathroom
- Double Garage & Parking
- Landscaped Wrap Around Gardens
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities
- Well Placed for Amenities, Commuter Routes & Rail Travel

The front door opens into a spacious **Entrance Hallway**, with useful fitted cloaks cupboard and glazed oak double doors opening into:

Reception Hall 4.27 x 3.42m (approx. 14'0 x 11'2)
A stunning welcome to this family home, having a galleried staircase rising to the first floor accommodation and Kardean flooring which extends throughout most of the ground floor. Glazed oak double doors open into:

Lounge 6.71 x 4.74m (approx. 22'0 x 15'6)
A spacious and beautifully presented reception room having dual aspect windows to the front and rear, double doors out to the rear gardens and a gas fireplace set to carved stone mantelpiece

Dining Room 4.2 x 2.78m (approx. 13'9" x 9'1")
With dual aspect windows to the side and rear

Family Room 3.86 x 3.08m (approx. 12'8" x 10'1")
With a window to the front, the room is ideal as a second lounge or playroom

Study 2.66 x 2.5m (approx. 8'8" x 8'2")
A useful home office, having window to the front aspect

Refitted Family Dining Kitchen 4.73 x 4.27m
(approx. 15'6" x 14'0")
Refitted to a superb standard, the kitchen comprises a range of contemporary wall and base units with quartz work surfaces over, housing an inset sink, space for an American fridge freezer and integral appliances including a dishwasher and wine fridge. A recess houses the range cooker (included in the sale) and the kitchen has windows to two sides, as well as double doors opening out to the rear garden. There is space for a dining table and chairs as well as as a family living area, and a door opens into:

Utility 2.59 x 2.09m (approx. 8'6" x 6'10")
Refitted with units coordinating with those of the kitchen, having full height, wall and base units with quartz work tops over housing inset sink and spaces for a washing machine and tumble dryer. A door opens out to the garden

Cloakroom
Refitted to an excellent standard with wash basin set to vanity unit and WC, with tiled flooring, heated towel rail and an obscured window





A galleried staircase rises to the first floor **Landing**, where there are doors to the **Airing Cupboard** and into:

Master Bedroom 4.8 x 4.57m (approx. 15'8 x 15'0)
A spacious principal bedroom having dual aspect windows and private use of a **Dressing Room** which features fitted wardrobes, a skylight and a door into:

Refitted En Suite Bathroom 4.33 x 2.51m (approx. 14'2 x 8'2)
Comprising a white suite having twin wash basins set to vanity unit, WC, bathtub and double shower, with tiled splash backs, tiled flooring and an obscured window

Bedroom Two 4.94 x 3.51m (approx. 16'2 x 11'6)
Another spacious double room having window to the front, a double fitted wardrobe and a door into:

En Suite 2.07 x 1.45m (approx. 6'9 x 4'9)
Comprising a modern suite having wash basin set to vanity unit, WC and shower, with tiled splash backs and an obscured window

Bedroom Three 3.97 x 2.43m (approx. 13'0 x 7'11)
Another spacious double room having window to the rear and a fitted wardrobe

Bedroom Four 3.56 x 2.76m (approx. 11'8 x 9'0)
A fourth double room having window to the front

Bedroom Five 2.89 x 2.39m (approx. 9'5 x 7'10)
Currently used as a dressing room, having window to the front

Luxury Bathroom 2.88 x 2.23m (approx. 9'5 x 7'3)
The bathroom has been finished to an excellent specification with a bespoke Corian topped vanity unit, WC, bathtub and large shower. Also having half tiling to walls, an obscured window and a heated towel rail









Outside

The property set on the start of Mellor drive, having parking to a private driveway to one side. A wall and hedge to the front provide privacy and access to the **Entrance Hallway**, and there is gated access to one side leading out to the

Double Garage 6.2 x 5.13m (approx. 20'4 x 16'9)
 With electric up and over door, power, lighting and access via a drop down ladder to a large boarded loft space

Landscaped Gardens

Having been landscaped to an excellent finish, the gardens wrap around the property to the rear and side and are laid to a porcelain terrace and artificial lawns. The gardens enjoy an excellent degree of privacy to all sides, are safely enclosed and a **Summer House** to one side is set up as a bar. Gated access to one side leads to the front aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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