



3 Meadow Lane,
Alrewas DE13 7BJ

Downes & Daughters
ESTATE AGENCY

3 Meadow Lane, Alrewas DE13 7BJ £450,000

Downes & Daughters is delighted to offer for sale this exceptional four bedroom detached family home, at the entrance to this new landmark development by Crest Nicholson, positioned at the end of Dark Lane within easy reach of the wealth of amenities at the village centre, picturesque canal walks and falling within the John Taylor catchment. Bright triple aspects in both ground floor receptions is a particularly impressive attribute to this house type, flooding the living spaces with natural light. The flawlessly presented ground floor accommodation comprises: Spacious and welcoming entrance hallway, guest cloakroom, striking open plan kitchen diner and family room, utility room and a stylish living room with access to the rear garden. The first floor is equally impressive with an elegant landing with airing cupboard, principal bedroom with en suite shower room, three further bedrooms and a modern family bathroom. Externally the position on the very edge of the development is particularly attractive, with the bend in the road affording pleasant outlooks from the side aspect windows. A private driveway leads to the single garage and lawned side and rear gardens provide plentiful outside space for both entertaining and children's play areas.

Viewing is essential to appreciate the levels of natural light and stylish contemporary design of this house, its level of finish, and its desirable position within the village.

GROUND FLOOR

Spacious Entrance Hallway • Guest Cloakroom • Impressive Triple Aspect Kitchen Diner & Family Room • Utility Room With Access To The Rear Garden • Elegant Living Room Also With A Triple Aspect & Doors To Rear Garden

FIRST FLOOR

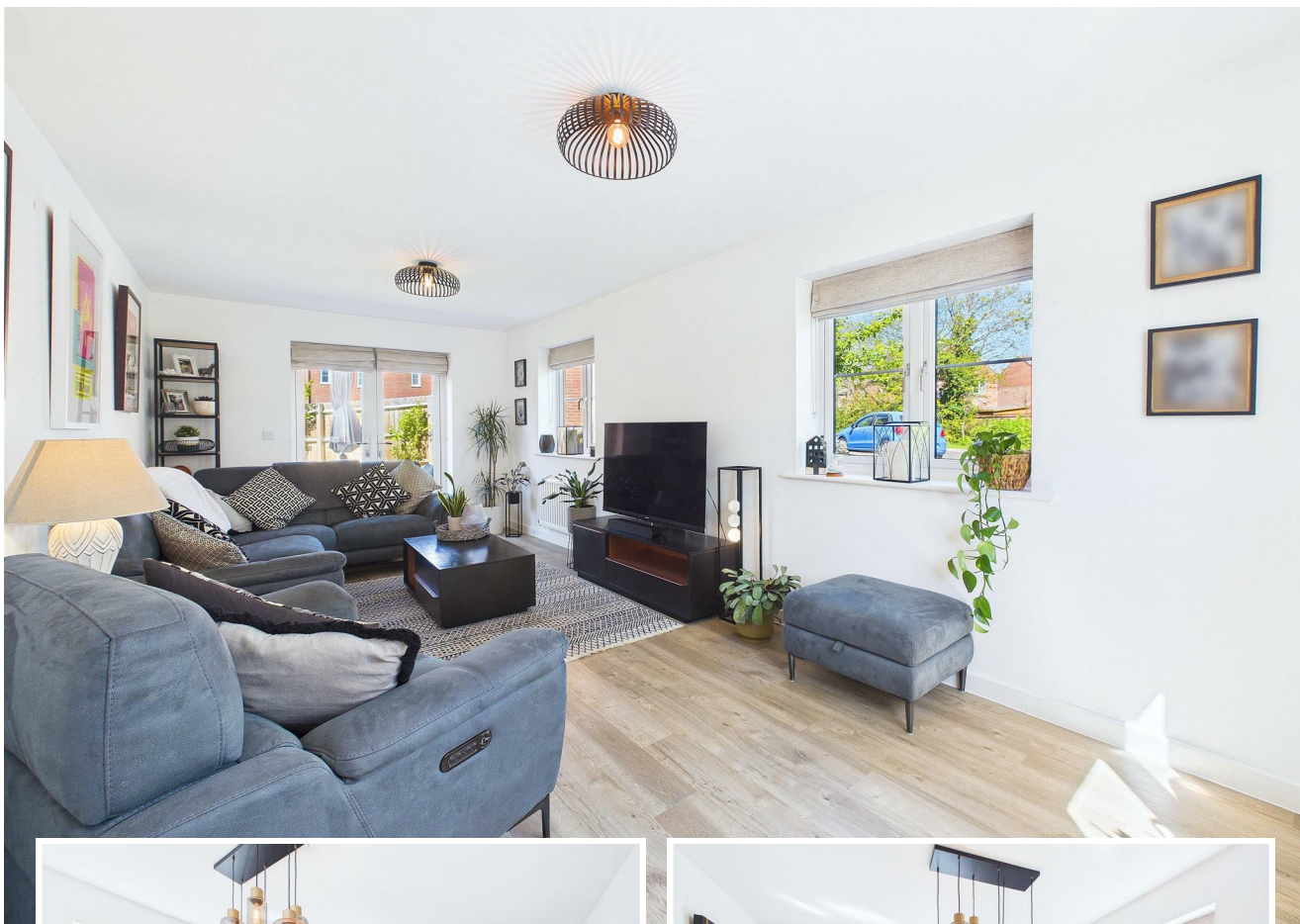
Elegant Gallery Landing • Principal Bedroom • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three • Bedroom Four • Family Bathroom

OUTSIDE

Private Driveway Parking • Single Garage With Power & Lighting • Pretty Side Lawned Garden With Neat Boundary Hedge • Lawned Rear Garden With Stylishly Planted Borders • Patio Seating Area • Partially Walled Boundary

FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band E • Energy Rating B • All Mains Services Service Charge of £360 per year.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



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