



Main Street, Alrewas, Burton-On-Trent

£600,000

DESCRIPTION

Verona is the setting for Romeo & Juliet, and you'll be glad to know that Verona, this stunning detached home, is also a love story, but one without a tragic end! Sitting in one of the most highly desirable villages around, with all of its local amenities and canal, this three / four double bedroom detached home is impeccably presented throughout and sits on a large plot with one of the most impressive living kitchen diners you will ever see! For the beginning of this love story, you will enter through a homely composite door into the through entrance hall with stylish guest WC off. There is a useful study, a must have space in the modern world, along with a cosy sitting room with large window. The perfect juxtaposition to this cosy space is the spectacular open plan living kitchen diner with contemporary fitted kitchen having bi-fold doors which quite literally open the room up to the garden - what a spectacular place to entertain guests! All hard floor areas on the ground floor also benefit from having under floor heating. For the main plot of this story, we move up to the first floor, where there are three bedrooms, all of which are doubles, with the largest two having built in contemporary wardrobes. The master has its own contemporary en-suite as well as that aptly named Juliet balcony, another must have feature in a property named 'Verona'! There is also a wonderful family bathroom with shower enclosure as well as the bath, which takes us onto the ending of our story, which is the incredibly large plot. With a gravelled driveway to the front providing plenty of parking, and a gate opening down one side giving access to the large garden laid mainly to lawn with a generous paved patio providing a seamless transition from internal entertainign to external dining off the kitchen. This is a book you really can judge by its attractive cover, as it is a real page turner, so call us today and book in an early viewing in order to avoid disappointment!



ACCOMMODATION

ENTRANCE HALL

A front facing composite exterior door with double glazed panel inset opens to an entrance hall with tiled wood effect flooring with under floor heating whilst there are recessed ceiling spotlights and doors opening to the study, guest WC and family kitchen diner.

GUEST WC

The beautifully appointed contemporary guest WC comprises a white suite which includes a low level flush WC, vanity unit with wash hand basin and chrome mixer tap. There is a tiled wood effect flooring, with under floor heating, side facing UPVC double glazed window and extractor fan.

SITTING ROOM / BEDROOM FOUR 17' 3" x 8' 4" (5.25m x 2.55m)

The property has had a clever garage conversion which has created this spacious and flexible reception room which could alternatively be used as a fourth occasional bedroom. There are recessed ceiling spotlights and a contemporary feature radiator as well as a large front facing UPVC double glazed window with fitted contemporary shutters.

STUDY 6' 1" x 8' 0" (1.85m x 2.43m)

The study is fitted with a contemporary tiled wood effect flooring with under floor heating, front facing UPVC double glazed windows and recessed ceiling spot lights.

LIVING KITCHEN DINER 25' 11" x 19' 6" (7.89m x 5.94m)

One of the most magnificent rooms you will see, this beautifully fitted high specification kitchen opens up to a living and dining space which also doubles up as a fabulous entertaining space. The kitchen is fitted with a range of contemporary matching base cabinets and wall units whilst a one and a half bowl stainless steel sink with chrome mixer tap is set into the solid granite work surface with matching upright. There is an integrated double oven as well as an eye level built in microwave combi oven and a four ring induction



hob set into the work surface with stainless steel extractor hood above. The kitchen also has an integrated dishwasher and fridge freezer. There is low level LED lighting as well as recessed ceiling spotlights and a tiled wood effect flooring with underfloor heating. The work surface extends out to a large breakfast bar area whilst beyond this lies a wonderful living / dining space with a large roof lantern which floods the room with natural daylight along with rear facing double glazed bi-fold doors which open the room right up to the garden. There is also a contemporary electric fire sitting on tiled false chimney breast. A staircase with glass balustrades leads up to the first floor accommodation.

UTILITY ROOM

The utility room matches the high specification kitchen and is fitted with matching base cabinets and wall units with a wall unit containing a Worcester Bosch gas fired central heating boiler. There is an integrated Neff washer-dryer whilst a stainless steel sink with chrome mixer tap is set into a solid granite work surface with matching splashback. The tiled wood effect flooring with under floor heating continues through from the kitchen whilst there is an extractor fan and side facing double glazed exterior door leading out to the garden.

LANDING

The first floor landing houses the loft access hatch and a useful large built in storage cupboard whilst there is a side facing UPVC double glazed window and recessed ceiling spot lights.

MASTER BEDROOM 12' 0" x 10' 1" (max into robes) (3.67m x 3.07m(max into robes))

A stunning master bedroom benefits from having a range of contemporary matching built in wardrobes whilst rear facing UPVC double glazed doors sit between rear facing UPVC double glazed windows and open up to a Juliet balcony area with glass balustrades overlooking the garden.

EN-SUITE

The Master bedroom benefits from having stunning and contemporary en-suite facilities which incorporate a white suite including a low level flush WC, vanity unit with wash-hand basin and chrome mixer tap and a double shower enclosure with rainfall style showerhead and separate showerhead attachment. The walls and floor are fully tiled whilst there are recessed ceiling spotlights and a wall mounted heated towel rail. There is also an extractor fan and side facing UPVC double glazed window.



BEDROOM TWO 10' 11" x 9' 7" (max) (3.34m x 2.92m (max))

A second generous double bedroom is fitted with a radiator and recessed ceiling spotlights as well as a front facing UPVC double glazed window.

BEDROOM THREE 10' 11" x 9' 7" (max) (3.33m x 2.91m (max))

A third double bedroom is fitted with a radiator, recessed ceiling spotlights and front facing UPVC double glazed window.

BATHROOM

Another impeccably presented room, the bathroom is fitted with a fabulous and contemporary white suite which includes a low level flush WC, vanity unit with wash-hand basin and chrome mixer tap and a panelled bath also with chrome mixer tap. There is a shower enclosure with rainfall style showerhead and separate showerhead attachment whilst the walls and floor are fully tiled. There is a wall mounted heated towel rail, recessed ceiling spotlights and extractor fan as well as a side facing UPVC double glazed window.

EXTERIOR

The property sits on a very large plot and benefits from having a generous gravelled driveway to the front, providing plenty of off street parking, with a paved pathway leading both up to the front door and down one side to a gate providing access to the rear garden. The property also benefits from having an electric car charging point to the front whilst to the rear is a very large and secure garden, with an extensive paved patio sitting just off the kitchen. Beyond this lies a large lawn which benefits from having a spacious garden shed to the very rear of the plot, providing the ideal garden storage solution.



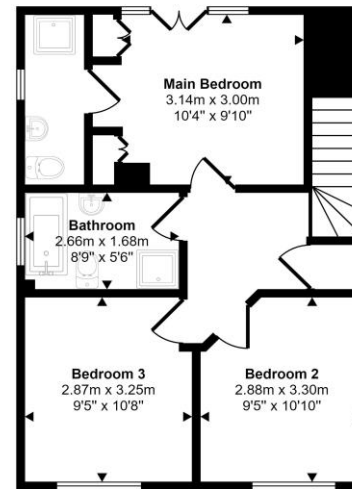




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure: Freehold **Local Authority & Council Tax Band:** Lichfield District Council / F **Services:** We understand that the property is connected to mains gas, electric, water and drainage.

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