



17 Fox Lane, Alrewas, DE13 7EG



Set on a west facing garden plot in the heart of this sought after village is this beautifully presented executive detached family home, benefitting from a superb standard of finish throughout, contemporary open plan living and four excellent double bedrooms. Offered with the benefit of no upward chain, this exceptionally well finished home showcases a high specification of finish throughout, with Porcelanosa tiling to the bathrooms, a quality kitchen with Neff appliances and quartz worksurfaces, Cat 5 network cabling, Sonos integral speakers and smart Heatmister central heating controls zoned to each living

area and upstairs. The central reception hall has a contemporary oak and glass staircase rising to the first floor wrap around landing, with doors opening into the spacious lounge with feature fireplace and to the open plan living and dining kitchen which extends over the full width of the property. Functional spaces include a utility room and cloakroom, and four excellent double bedrooms to the first floor are serviced by a family bathroom, with two master suites each having an en suite. The principal master also benefits from a walk in wardrobe. Outside, there is parking to an extended block paved driveway as well as access

into the garage, and the rear garden offers a secluded and beautifully tended space to enjoy the peaceful village location.

The popular rural village of Alrewas is set within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and dentists, and the position provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed. The property lies within an

outstanding school catchment area including the All Saints primary school in the village which feeds into John Taylor High in Barton under Needwood, and there are a number of highly regarded private schools also nearby including St Wystans, Repton and Lichfield Cathedral. 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 Family Home
- Desirable Village Setting & No Chain
- Exceptional Specification – Smart Heating Controls, Under Floor Heating & Cat 5 Network Cabling
- Contemporary Open Plan Living
- Spacious Lounge with Multifuel Burner
- Kitchen with Integrated Appliances
- Versatile Family Living & Dining Room
- Utility & Cloakroom
- Stunning Reception Hall & Wrap Around Galleried Landing
- Four Excellent Double Bedrooms
- Master with Walk in Wardrobe & En Suite
- Second Master with En Suite, Family Bathroom
- Single Garage & Parking for Three
- Secluded West Facing Garden
- ‘Outstanding’ School Catchment
- Walking Distance to Village Amenities

Reception Hall

A stunning welcome to this executive home, having a contemporary oak and glass staircase rising to the first floor accommodation, tiled flooring with under floor heating which extends throughout the ground floor, and a door opening to a useful storage which has lighting. Oak and glass double doors open into:

Lounge 6.92 x 4.33m (approx. 22'8 x 14'2)

A generously proportioned room having a bay window to the front and a multifuel burning stove with exposed brickwork surround and stone tiled hearth. The Sonos ceiling mounted speaker system is fitted to this room and to the kitchen

Open Plan Living & Dining Kitchen 10.1 x 4.46,
3.8m (approx. 33'0 x 14'7, 12'5)

Extending across the rear of the property, this open plan family space is beautifully appointed with a modern kitchen with integrated appliances and a spacious family living and dining room with access out into the garden. The **Kitchen** comprises a range of contrasting wall and base units with Quartz worksurfaces over, housing an inset sink and integrated Neff appliances including oven, combination microwave oven, an induction hob, dishwasher, wine fridge and fridge freezer, with full height cupboards housing useful pull out larder units. A window faces the rear aspect, the central island houses an entertaining style breakfast bar, and tiled flooring extends into the **Living & Dining Room**, where double doors open out to the rear garden. There are two high level TV points for flexible furniture layouts, and a services cupboard houses the controls for the Cat 5 cabling, integral speaker system and the under floor heating system

Utility 2.28 x 1.64m (approx. 7'5 x 5'4)

Fitted with units coordinating with those of the kitchen, housing an inset sink, an integral washing machine and integral tumble dryer. A door opens out to the side aspect and into the garden, and the utility also houses the central heating boiler

Cloakroom 1.67 x 1.51m (approx. 5'5 x 4'11)

Fitted with wash basin set to vanity unit and WC, with tiled splash backs and tiled flooring





Stairs rise to the first floor part galleried **Wrap Around Landing** 6.0 x 2.34m (approx. 19'7 x 7'8), having a stylish oak and glass wrap around balustrade and a window to the front. There is access to the loft and a door opens into the **Airing Cupboard** which houses shelved storage and the pressurised hot water cylinder. Doors open into:

Master Suite 4.33 x 3.7m (approx. 14'2 x 12'1)
A luxurious principal bedroom suite having a window to the front, a **Walk in Wardrobe** with a range of fitted storage and private use of:

En Suite 2.6 x 2.5m (approx. 8'6 x 8'4)
A contemporary suite with gold accents comprises twin wash basins set to a vanity unit, wall hung WC and oversized walk in shower, with Porcelanosa tiling to the floor and walls, a heated towel rail and an obscured window to the side

Bedroom Two 4.7 x 3.75m (approx. 15'4 x 12'3)
Another generous double room having a window to the rear and a range of mirror fronted fitted wardrobes. A door opens into:

En Suite 3.4 x 1.49m (approx. 11'2 x 4'10)
Comprising wash basin set to vanity unit, WC and double shower, with Porcelanosa tiled flooring and half tiled walls, an obscured window and a heated towel rail

Bedroom Three 4.66 x 3.48m (approx. 15'3 x 11'5)
With a window to the rear aspect

Bedroom Four 4.01 x 2.84m (approx. 13'1 x 9'3)
A fourth double room having a window to the front

Family Bathroom 2.53 x 2.36m (approx. 8'3 x 7'8)
A beautifully designed four piece suite comprises wash basin set to vanity unit, wall hung WC, double ended bathtub and separate shower, with low level PIR lighting, contrasting Porcelanosa tiling to the flooring and walls, a heated towel rail and an obscured window to the side









Outside

The property is set back from Fox Lane at a slightly elevated position, having an extended block paved driveway to the front providing parking for three vehicles. There is access into the **Single Garage** via a manual up and over entrance door which has power, lighting and a courtesy door to the side aspect

West Facing Garden

Extending to a generous size, the rear garden enjoys an excellent degree of privacy and is laid to porcelain paved terraces and quality artificial lawns. There is exterior power, lighting and a water point, gated access opens back out to one side to the front aspect and to the opposite side there is a discreet storage area ideal for wheelie bins



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.