

2 Meadow Lane, Alrewas, DE13 7BJ

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Holding an enviable position on this desirable modern development is this executive detached home, benefitting from upgraded and generously property family interiors, five double bedrooms and a superb plot including landscaped gardens and detached double garage. Being beautifully presented throughout, this elegant double fronted home has received improvements to include Amtico flooring to much of the ground floor, additional kitchen and utility units, upgraded bathroom suites with Porcelanosa tiling and landscaping to the rear garden.

The reception hall offers a most impressive welcome to this modern home, having vaulted ceilings and a galleried landing above. Two generously proportioned reception rooms and a spacious open plan dining and living kitchen are also set to the ground floor, along with a utility room and cloakroom, and five excellent double bedrooms are set to the first floor. The luxurious principal bedroom benefits from a fabulous dressing room and private en suite, with a guest en suite and family bathroom servicing the additional four bedrooms. Positioned on a prime plot on the leafy entrance to Green Acres, the property enjoys plenty of privacy to the front, being borders by mature foliage and trees. There is parking for a number of vehicles to the front aspect, the driveway gives access into the detached double garage, and the rear garden extends to a superb size and has been recently landscaped. The property retains a further 7 years on the NHBC warranty and is serviced by double glazed windows and mains gas central heating.

The popular village of Alrewas is set within a picturesque Conservation area beside the River Trent. The characterful village centre 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 Ofsted 'Outstanding' school catchment area including the All Saints primary school in the village which feeds into John Taylor High in Barton under Needwood, and the John Taylor Free School is also within a short drive. In addition there are a choice of highly regarded independent schools including Lichfield Cathedral, Repton, Denstone and Abbotsholme. 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 Manchester, Birmingham and East Midlands are all within an easy drive.



- Executive Detached Family Home
- Generously Proportioned & Upgraded Interiors
- Sought After Village Setting
- 7 Years NHBC Warranty Remaining
- Impressive Galleried Reception Hall
- Open Plan Living & Dining Kitchen
- Two Further Reception Rooms
- Utility & Cloakroom
- Five Excellent Double Bedrooms
- Luxurious Master Suite with Dressing Room & En Suite
- Guest En Suite & Family Bathroom
- Generous Landscaped Gardens
- Detached Double Garage & Ample Parking
- Desirable Plot on Modern Development
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 4.0 x 3.55m (approx. 13'1 x 11'8)
An impressive welcome to this executive home, having a galleried staircase rising to the landing above with storage below, stunning vaulted ceilings and a high level window to the front with electric blind. The feature remote control pendant light fitting is included in the sale, and Amtico flooring extends into:

Open Plan Living & Dining Kitchen 7.2 x 5.36m (approx. 23'8 x 17'7)
A beautifully appointed and spacious open plan kitchen having a versatile living and dining area with twin sets of double doors opening out to the gardens. The **Kitchen** is fitted with an extensive range of upgraded units with Silestone worksurfaces over, housing an inset one and a half sink with side drainer and integrated appliances including dishwasher, fridge freezer, additional below counter freezer, five burner gas hob with extractor above and double ovens. The island houses a breakfast bar to two sides, the kitchen has a window to the side and Amtico flooring extends into a fabulous living and dining room with window to the side, presenting a flexible living space to suit modern day living. A door opens into:

Utility
Fitted with upgraded full height, wall and base units with inset sink and space for a washing machine, there is a door opening out to the rear gardens

Sitting Room 4.65 x 4.12m (approx. 15'3 x 13'6)
A spacious living space or potential formal dining room, having a window to the front

Lounge 7.3 x 4.12m (approx. 23'11 x 13'6)
An oversized dual aspect reception room having a window to front, double doors opening out to the rear terrace and gardens and a traditional electric wood burning effect fireplace with beam lintel above

Cloakroom
Fitted with wash basin set to vanity unit, WC and Amtico flooring















A wrap around staircase rises to the **First Floor Landing,** having a window with automatic blind to the front aspect, a door into the **Airing Cupboard** and loft access point. Doors open into:

Master Suite 4.6 x 3.47m (approx. 15'1 x 11'4)
An impressive principal bedroom having a dual aspect windows and twin openings into the **Dressing Room** 4.58 x 1.05m (approx. 15'0 x 3'5), having a range of mirrored wardrobes providing ample storage space. A door opens into:

En Suite 2.95 x 1.73m (approx. 9'8 x 5'8)
Comprising wash basin set to vanity unit, WC and double shower, with Porcelanosa tiling and a chrome heated towel rail

Bedroom Two 3.9 x 3.1m (approx. 12'9 x 10'1)
With a window to the rear aspect and private use of:

En Suite 2.75 x 1.38m (approx. 9'0 x 4'6)
Fitted with a modern suite having vanity wash basin, WC and double shower, with Porcelanosa tiling and a chrome heated towel rail

Bedroom Three 3.6 x 3.28m (approx. 11'10 x 10'9) – plus wardrobes
Having a window to the front and a range of mirrored fitted wardrobes

Bedroom Four 3.6 x 3.3m (approx. 11'9 x 10'9) – plus wardrobes
Another double bedroom having mirrored fitted wardrobes and a window to the front

Bedroom Five 3.1 x 2.75m (approx. 10'2 x 9'0)
A fifth double bedroom currently used as a home office, having Amtico flooring and a window to the rear

Family Bathroom 2.87 x 1.97m (approx. 9'3 x 6'5)
A modern suite comprising wash basin set to vanity unit, WC and bathtub with shower attachment, with Porcelanosa tiling, a chrome heated towel rail and an obscured window to the side

















Square Footage: 2,421 ft²



Ground Floor



First Floor

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Outside

The property is positioned on the entrance to this desirable development, having a generous landscaped plot given privacy by mature foliage and trees. The expansive block paved driveway provides parking for a number of vehicles as well as access via manual double doors into the **Detached Double Garage.** Gated access opens to the rear aspect, a paved pathway leads to the front door and a well tended lawns extend to the side aspect

Landscaped Gardens

Extending to a superb size, the garden wraps around the rear and side of the property, having a paved terrace, shaped lawns and neatly stocked borders. There is exterior lighting, water and power, and the shed is included in the sale



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Ph SW 06.08.2026