



**Connells**

Main Street  
Alrewas BURTON-ON-TRENT

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Alrewas BURTON-ON-TRENT DE13 7AA

for sale  
£625,000



### Property Description

An **INDIVIDUAL** and **IMMACULATELY PRESENTED DETACHED HOME** set within the sought after village of Alrewas, benefiting from high specification open plan interiors, four superb bedrooms and south facing gardens. A self-build home completed in 2013, this bespoke home is styled in a traditional yet modern finish, showcasing well-proportioned accommodation, contemporary and neutral fittings and character touches including reclaimed oak accents and wooden framed windows. Practical elements include under floor heating to the entire ground floor, Cat 5 cabling, a CCTV system and a solar aided central heating system and this one-of-a-kind property is an ideal purchase for those looking for modern living with all the appeal that comes with a uniquely designed home.

The interiors feature oak doors throughout and comprise briefly reception hall with oak flooring, sitting room with wood burner, open plan family dining kitchen, stunning orangery and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a master en suite and family bathroom. To the front is a block paved driveway and the south facing rear gardens enjoy plenty of sunlight and privacy.

Set within a conservation area beside the River Trent, the desirable village of Alrewas is well catered for, enjoying an excellent range of amenities. The village benefits from access to the A38, A513 and further commuter routes and national rail links are available at Lichfield Trent Valley and City Stations.



**Entrance Hallway**

**Guest Wc**

**Lounge**

12' 4" x 19' ( 3.76m x 5.79m )

**Open Plan Kitchen Diner**

15' max x 23' 9" max ( 4.57m max x 7.24m max )

**Conservatory**

**First Floor Landing**

**Bedroom One**

12' 5" x 11' 9" ( 3.78m x 3.58m )

**En-Suite**

**Bedroom Two**

12' 2" x 10' ( 3.71m x 3.05m )

**Bedroom Three**

12' 4" x 8' 4" ( 3.76m x 2.54m )

**Bedroom Four**

7' 6" x 8' 7" ( 2.29m x 2.62m )

**Family Bathroom**

9' 4" x 5' 7" ( 2.84m x 1.70m )

**Landscaped Rear Garden**

**Plentiful Driveway**

**Alrewas Village Locale**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

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