



39 Wellfield Road, Alrewas, DE13 7EZ



Set within the sought after village of Alrewas is this deceptively spacious semi detached home, benefitting from beautifully extended family interiors and five excellent double bedrooms plus study, set within walking distance to an excellent range of amenities including a highly regarded primary school and renowned butchers. Having been extended to suit modern day living, this well presented home offers versatile and well proportioned accommodation to suit any growing family also needing a dedicated work from home space. The interiors comprise briefly reception hall, sitting room, impressive open plan kitchen with living and dining areas, utility, cloakroom and guests WC to the

ground floor, with five double bedrooms and a study over the first and second floors. The versatile bedrooms are serviced by a family bathroom and offer potential for a second reception room as well as a home office and the master benefits from a private dressing room and en suite. Outside, there is ample parking to the front aspect as well as a garage store to the front, with landscaped gardens set to the rear. The property is serviced by mains gas central heating and full double glazing.

The property enjoys a desirable position in the heart of Alrewas, a popular village set within a picturesque Conservation area beside the River Trent. Within walking distance from the

property are a superb range of amenities including a popular butchers, pubs, a Co-op, doctors surgery, pharmacy and dentists. The village lies along the Trent & Mersey canal where scenic walks can be enjoyed and the National Memorial Arboretum lies just outside the village. The property is within catchment for All Saints primary which feeds into the highly regarded John Taylor High in Barton under Needwood, and 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.

- Semi Detached Family Home
- Substantially Extended & Modernised
- Desirable Village Location
- Open Plan Family Kitchen with Living & Dining Rooms
- Sitting Room with Multifuel Burner
- Reception Hall & Cloakroom/Boot Room
- Utility Room & Guests WC
- Five Excellent Double Bedrooms
- Master En Suite & Dressing Room
- Family Bathroom & Study
- Landscaped Rear Garden
- Garage Store & Ample Parking
- Outstanding School Catchment
- Well Placed for Commuter Routes & Rail Travel



### Reception Hall

A spacious welcome to this superb family home, having Karndean flooring, staircase rising to the first floor and doors into:

### Sitting Room 5.3 x 3.67m (approx. 17'4 x 12'0)

An attractive reception room having bay window to the front aspect and a Portway Clearview multifuel burning stove set to tiled hearth with solid oak beam over

### Family Living & Dining Kitchen 8.42 x 6.86m (approx. 27'7 x 22'6) - max

This stunning open plan space having been extended and remodelled over the years and is formed by a comprehensively fitted kitchen, dining area and family room. The **Kitchen** comprises a range of quality Sheraton wall and base units with quartz worktops over, housing inset double Belfast sink with mixer tap and boiling water tap, refuse/recycling drawers, a double width Butlers' pantry and a range of integral appliances including dishwasher, full height larder fridge and freezer, wine fridge, Neff oven, combination microwave oven and warming drawer, and an induction hob with extractor above. The central quartz topped island provides further workspace and storage as well as a breakfast bar, a door opens to a useful cupboard/pantry providing additional storage space the kitchen has a skylight and bifold doors out to the rear garden. The **Dining Area** has double doors out to the gardens and the **Family Room** features full height windows to the rear. A door from the kitchen opens into:



### Cloakroom/Boot Room 1.83 x 1.7m (approx 6'0 x 5'7)

A useful space having a door into the **Guests WC** which is fitted with wash basin and WC. A second door leads into:

### Utility 2.66 x 2.63m (approx. 8'8 x 8'7)

Fitted with wall and base units housing an inset sink, integral freezer and spaces for a washing machine and tumble dryer. A door opens to the side of the property where there is a wide side passage providing ample storage space





Stairs rise to the **First Floor Landing** where stairs continue to the second floor and doors open into a fitted **Laundry Cupboard** and:

**Bedroom Two** 4.03 x 3.16m (approx. 16'6 x 10'4) - max into walk in wardrobe

A spacious double room having windows to the rear and a large walk in wardrobe which offers ideal potential to convert into an en suite

**Bedroom Three** 3.73 x 3.32m (approx. 12'2 x 10'10)

With a window to the rear and a period fireplace, this room is ideal for use as an additional lounge or Playroom

**Bedroom Four** 3.58 x 3.33m (approx. 11'9 x 10'11)

Another good sized double room having window to the front and a period fireplace

**Bedroom Five** 3.98 x 2.62m (approx. 13'0 x 8'7)

A fifth double bedroom having window to the front and a fitted cupboard

**Study** 2.2 x 2.2m (approx. 7'2 x 7'2)

A useful home office having window to the front

**Family Bathroom** 3.96 x 1.77m (approx. 12'11 x 5'9)

Fitted with wash basin to vanity unit, WC, double shower and double ended bathtub, with half tiling to walls, an obscured window to the side and a chrome heated towel rail

From the **Second Floor Landing** doors open into:

**Master Bedroom** 4.58 x 3.89m (approx. 15'0 x 12'9)

A spacious double room having skylights to the rear and useful eaves storage

**Dressing Room** 3.44 x 2.41m (approx. 11'3 x 7'10)

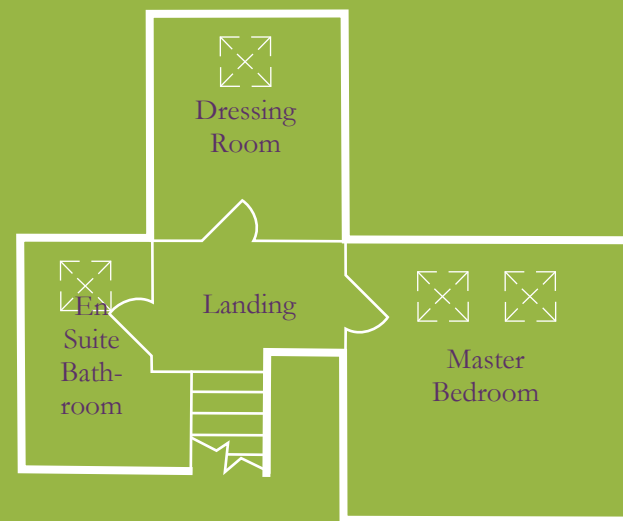
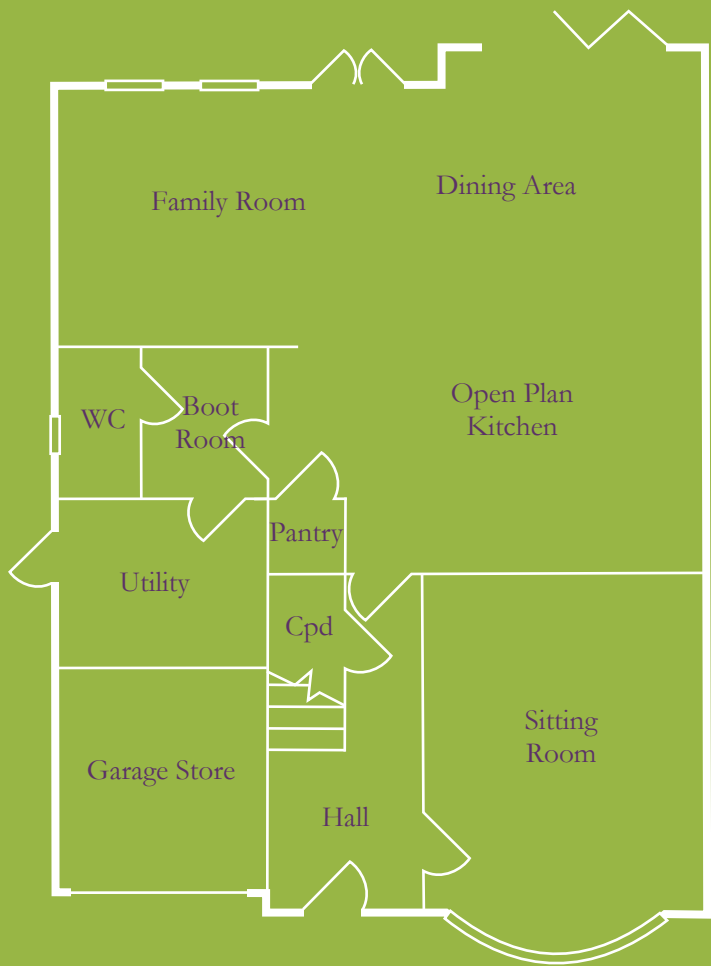
With a window to the rear aspect

**En Suite Bathroom** 4.05 x 2.58m (approx. 13'3 x 8'5)

Comprising wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled splash backs, tiled splash backs, a skylight and a chrome heated towel rail









### Outside

The property is set back from Wellfield Road beyond a generous frontage providing parking for six or seven vehicles, with a landscaped bed edged with raised sleepers stocked with a variety of flowers and shrubs. A gate to the side leads to a wide passageway ideal for use as storage housing an exterior water point

### Garage Store 2.73 x 2.62m (approx. 8'11 x 8'7)

With manual up and over entrance door, this space is ideal for use as storage or to house a motorbike

### West Facing Garden

The good sized rear garden has been beautifully landscaped to create a large paved terrace, shaped lawns, a second seating area with slate chippings and established borders well stocked with shrubs and plants. There are exterior power sockets to the terrace and a further feed runs to the shed. Please note, the garden sheds are not included in the sale

Score	Energy rating	Current	Potential
12+	A		
11-91	B		
19-80	C	70   C	78   C
15-68	D		
19-54	E		
11-38	F		
-20	G		

**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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**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.