



13 Deepmore Close, Alrewas, DE13 7AY



Offered with no upward chain is this recently renovated semi-detached bungalow set in the desirable village of Alrewas, benefitting from three good sized bedrooms, a beautiful landscaped garden and superb modern finishes throughout. The front porch opens into a large lounge leading into a newly fitted kitchen and dining area within an impressive Orangery, with a modern bathroom servicing two double bedrooms. The garage has been converted into a master suite with French doors opening out to the rear garden, and a door into a private en suite. The garage can be accessed from the Orangery and an electric door to the front provides access into a useful storage space with the potential to convert into a home office if required. The bungalow has been rendered to a modern finish and given a new roof, a refitted boiler, new double glazed windows and doors and new carpets and flooring throughout. The large driveway offers parking for four vehicles and the low maintenance rear garden comprises two terraces, a decked seating area, a shed for further storage, and a low maintenance artificial lawn. A furniture package option is

being offered with this property by the developer, with an interior designer on board to create a home ready to move in to.

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', traditional pubs, a Co-op, a doctor's surgery, pharmacy, dentists and more. The village lies along the Trent & Mersey canal where many countryside walks can be reached within minutes from the property. The property lies within catchment for the All Saints primary school which feeds into the highly regarded John Taylor High in Barton under Needwood. 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 (in 80 mins from Lichfield) and the International airports of Birmingham and East Midlands are both within an easy drive.

- Semi Detached Bungalow
- Offered with No Upward Chain
- Desirable Village Location
- Recently Refurbished to include Refitted Boiler, New Roof & Windows
- Spacious Lounge
- Kitchen with Orangery style Dining Room
- Three Double Bedrooms
- En Suite & Bathroom
- Garage Store & Ample Parking
- Landscaped Garden
- Furniture Package Available
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

A door from the driveway leads into the **Orangery**, with a further door to the front opening to the **Porch** at the front which in turn opens into:

Lounge 4.44m x 3.72m (approx. 14'6 x 12'2)
A large living area with a window to the front, this room comprises of brand-new carpet, a new electric fire as a central feature and pre-wired for digital TV, with double internal doors leading to:

Kitchen 2.79m x 2.55m (approx. 9'1 x 8'4)
A brand-new kitchen with sleek white handle-less gloss doors, and modern wood effect worktops over housing an ionset composite one and a half sink with side drainer. Integrated appliances include a 70/30 fridge freezer, a dishwasher, an electric oven, electric hob and an extractor fan. The galley style kitchen opens into:

Orangery 3.12m x 2.74m (approx. 10'2 x 8'11)
With a large window to the right and sliding doors to the rear patio, this room lets in an abundance of light and is ideal for use as a formal dining space To the left is a fitted feature anthracite vertical radiator and a door opens into **Bedroom Three**





A second **Inner Hallway** leading to:

Master Bedroom 4.22m x 2.82m (approx. 13'09 x 10'11)

A double bedroom with new carpet and a window to the front.

Bedroom Two 2.82m x 2.43m (approx. 9'03 x 7'11)

A second double bedroom with new carpet, French doors opening on to the rear patio and loft access

Bathroom 1.64m x 0.82m (approx. 5'04 x 2'08)

Newly refurbished comprising of WC, wash basin and vanity unit, shower and chrome towel radiator, with modern tiles featured throughout.



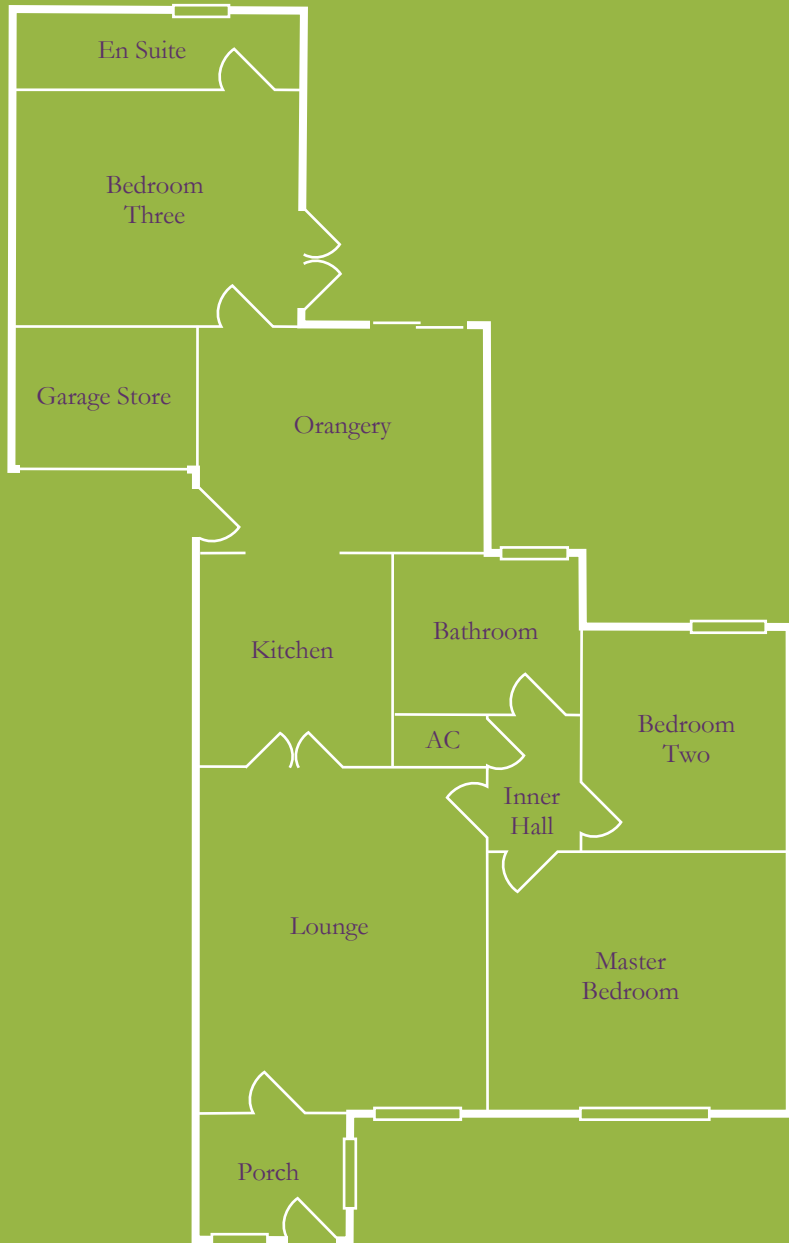
Bedroom Three 3.07 x 2.87 (approx. 10'01 x 9'04)

Accessed from the Orangery, this newly carpeted double bedroom has sliding doors to the garden. This versatile space could be used as a third bedroom with en-suite facilities, or a separate snug

En Suite 2.62m x 1.14m (approx. 8'7 x 3'8)

Newly refurbished comprising of WC, wash basin and vanity unit, shower and chrome towel radiator.





Outside

The property lies on a quiet road in the centre of Alrewas Village, a desirable location within walking distance of the local amenities. The front aspect benefits from a large driveway with parking for four vehicles. The exterior has been newly rendered and a new roof has been fitted, giving the property a sleek and modern finish

Garage

A versatile space with access from the orangery and the electric gate to the front. This garage space could be used for storage, or converted into a utility or office space if needed



Garden

The rear garden benefits from a low maintenance design, with two patios, a decked seating area and an artificial lawn, as well as having the sun for the most of the day thanks to the low-rise surrounding properties



EPC in Progress

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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.