



7 Dark Lane, Alrewas, DE13 7AD



Set within the desirable village of Alrewas is this attractive detached family home offered with no upward chain, benefitting from versatile extended interiors, four/five bedrooms plus study and four bathrooms, and secluded landscaped gardens. Having been extended and remodelled over time, this modern family home offers accommodation ideal to suit a growing family alongside space ideal to accommodate a work-from-home suite or ground floor bedroom and living space for a dependent relative. The beautifully presented interiors comprise briefly reception hall, lounge, open plan family kitchen, dining room, family room, utility and shower room.

To the first floor are four good sized bedrooms plus study/fifth bedroom serviced by two en suites and a modern family bathroom. Outside, the property benefits from parking for a number of vehicles to the front as well as a large garage, and secluded landscaped gardens are set to the rear enjoying plenty of sunlight. The property is serviced by mains gas central heating and full double glazing.

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 Ofsted 'Outstanding' school catchment area including the All Saints primary school in the village 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 and the International airports of Birmingham and East Midlands are both within an easy drive.

- Detached Family Home with No Chain
- Extended & Versatile Accommodation
- Open Plan Family Kitchen
- Two Reception Rooms & Playroom/ Ground Floor Bedroom
- Reception Hall, Utility & Shower Room
- Potential for Home Office/Ground Floor Bedroom & Living Space
- Five Bedrooms (Four Doubles)
- Two En Suites & Family Bathroom
- Landscaped Rear Garden
- Large Garage & Ample Parking
- 'Outstanding' School Catchment
- Walking Distance to Village Centre
- Well Placed for Commuter Routes, Rail Travel & International Airports



Reception Hall 4.39 x 1.8m (approx. 14'4 x 5'10)
Having staircase rising to the first floor, wood effect tiled flooring and doors opening into:

Open Plan Family Kitchen 5.52 x 2.98m (approx. 18'1 x 9'9)
Having been extended and remodelled, the kitchen comprises a range of wall and base units oak Butcher block worktops over, housing an inset one and a half sink with side drainer, integral dishwasher, range cooker (included in the sale) and space for a fridge freezer. there are windows to two sides and the kitchen has tiled flooring and a moveable central island provides a breakfast bar. There is a living area with a window to the side which leads into the **Lounge** and:

Dining Room 4.39 x 3.01m (approx. 14'4 x 9'10)
A superb extension having double doors to the side and bifold doors to the rear out to a composite deck terrace

Lounge 5.12 x 3.61m (approx. 16'9 x 11'10)
A spacious sitting room having windows to the rear and a period fireplace housing a gas fire. Doors open to the **Reception Hall** and:

Family Room 4.66 x 4.42m (approx. 15'3 x 14'5)
Ideal as a large playroom or ground floor living room and bedroom for ancillary accommodation, having window to the rear, double doors to the side and a range of fitted wardrobes and storage

Utility 3.31 x 1.44m (approx. 10'10 x 4'8)
Having been designed to provide flexibility to use as a kitchen for self contained living, the utility houses wall and base units with an inset sink and spaces for a washing machine, fridge freezer and microwave. Doors open to the **Reception Hall** and:

Shower Room 1.95 x 1.29m (approx. 6'4 x 4'2)
Having been adapted to suit limited mobility, the shower room also doubles as a ground floor cloakroom. A white suite comprises fitted wash basin, WC and walk in shower, with tiled flooring, a heated towel rail and an obscured window





Stairs rise to the first floor **Landing** where there is a window to the front, loft access and doors opening into:

Master Bedroom 3.61 x 3.48m (approx. 11'5 x 11'10)

A spacious principal bedroom having window to the rear and private use of:

En Suite Bathroom 1.93 x 1.78m (approx. 6'4 x 5'9)
Fitted with a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled flooring and walls, a heated towel rail and an obscured window

Bedroom Two 3.99 x 3.08m (approx. 13'1 x 10'1)
Having window to the rear, a fitted wardrobe and private use of:

En Suite 2.45 x 1.19m (approx. 8'0 x 3'10)
Comprising fitted wash basin WC and double shower, with tiled splash backs, a heated towel rail and an obscured window

Bedroom Three 3.38 x 3.15m (approx. 11'1 x 10'4)
With a window to the front and a large fitted cupboard

Bedroom Four 3.03 x 2.77m (approx. 9'11 x 9'0)
Having window to the rear and mirror fronted fitted wardrobes

Study/Bedroom Five 2.68 x 1.82m (approx. 8'9 x 5'11)

Having window to the rear

Bathroom 1.95 x 1.79m (approx. 6'4 6'4 x 5'10)
Fitted with a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled flooring, a heated towel rail and an obscured window









Outside

The property is set on the popular Dark Lane, having parking for a number of vehicles to the front as well as well tended gardens. There is access via either side to the rear aspect and the block paved drive gives access into:

Garage 4.98 x 2.84m (approx. 16'4 x 9'4)

With electric entrance door to the front, power and lighting

Gardens

Set to the rear are beautifully landscaped gardens laid to a paved terraces, raised and edged borders and lawned gardens. A recently laid composite deck terrace with inset lighting lies to one side and the garden enjoys an excellent degree of privacy. There is a garden shed included in the sale and the property benefits from exterior lighting and a water point

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.