



4 Fox Lane, Alrewas, DE13 7EG

 Parker
Hall

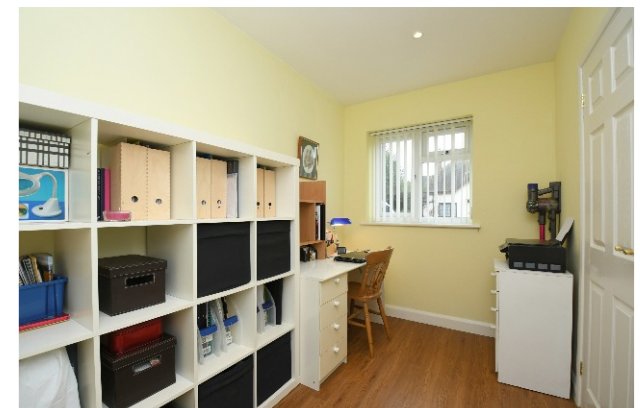
Set on a generous corner plot in the desirable village of Alrewas is this executive detached home, benefitting from extended and well presented interiors, four double bedrooms plus study/fifth bedroom and superb outside space including two driveways and a double garage. Having been thoughtfully extended and modernised throughout its time with the current vendors, this attractive detached property offers versatile accommodation to suit a growing family and those needing a work-from-home space or ground floor bedroom accommodation. The interiors comprise briefly porch, reception hall, lounge, dining room, open plan kitchen with family room, utility, study/bedroom five and shower room to the expansive ground floor, with

four generous double bedrooms set to first floor serviced by a modern bathroom. The master suite also benefits from use of a walk in wardrobe and en suite bathroom. Outside there is parking for a number of vehicles to two driveways, one of which leads to the detached double garage, and the property sits on an attractive wrap around garden plot which enjoys a high degree of privacy to all sides. The property also owns 12 solar panels totalling 38 kW which provide a healthy Feed In Tariff (FIT) until 2036.

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 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 (in 80 mins from Lichfield) and the International airports of Birmingham and East Midlands are both within an easy drive.

- Executive Detached Family Home
- Spacious Extended Accommodation
- Three Spacious Reception Rooms
- Open Plan Kitchen & Utility
- Study/Fifth Bedroom & Shower Room
- Four Excellent Double Bedrooms
- Master Walk in Wardrobe & En Suite Bathroom
- Modern Family Bathroom
- Private Corner Plot Gardens
- Detached Double Garage
- Parking to Two Driveways
- Solar Panels with FIT Tariff until 2036
- Mains Gas CH & Full Double Glazing
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes, Rail Travel & Airports



The front door opens into a **Porch** which in turn leads into:

Reception Hall

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

Lounge 6.1 x 4.89m (approx. 20'0 x 16'0)

A generous reception room having windows to the front aspect, a door out to the rear gardens and a contemporary recessed multifuel burner with stone surround

Dining Room 4.32 x 3.4m (approx. 14'2 x 11'2)

Another well presented living space having window to the side and an opening into:

Open Plan Family Kitchen 5.84 x 5.65m (approx. 19'2 x 18'7)

Having been thoughtfully extended and remodelled, this superb space comprises a comprehensively fitted kitchen and attractive family room, all having sliding doors extending across the width overlooking the rear garden. The **Kitchen** comprises a range of wall and base units with complementary worktops over housing an inset sink, integral dishwasher and spaces for an American fridge freezer and range cooker. An island unit features a breakfast bar to one side, and the **Family Room** provides a versatile third reception room ideal as a snug or playroom. The kitchen leads into:

Utility 3.0 x 1.95m (approx. 9'10 x 6'5)

With a door out to the rear, a window to the side, tiled flooring and a range of wall and base units housing a second inset sink and an integral washing machine

Study/Fifth Bedroom 3.0 x 1.95m (approx. 9'10 x 6'5)

An ideal home office or ground floor guest bedroom, having window to the front aspect and a door into:

Shower Room 1.95 x 1.46m (approx. 6'5 x 4'10)

Comprising wash basin set to vanity unit, WC and corner shower, with tiled flooring, tiled walls and a chrome heated towel rail





Stairs with traditional balustrading rise to the **First Floor Landing** where there are doors opening into:

Master Bedroom 4.69 x 4.58m (approx. 15'5 x 15'0)
A spacious principal bedroom having twin windows to the rear, double doors into a large walk in wardrobe and wooden flooring. A door opens into:

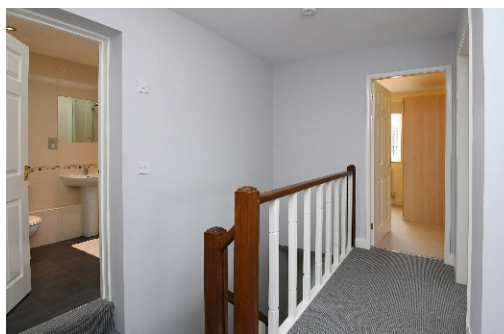
En Suite Bathroom 3.05 x 2.73m (approx. 10'0 x 8'11)
Comprising wash basin set to vanity unit, WC, oversized shower and corner bathtub, with tiled splash backs, an obscured window to the rear and a chrome heated towel rail

Bedroom Two 4.89 x 3.66m (approx. 16'1 x 12'0)
Another spacious double room having dual aspect windows

Bedroom Three 3.9 x 3.4m (approx. 12'10 x 11'2)
With a window to the side

Bedroom Four 4.13 x 2.6m (approx. 13'7 x 8'6)
A fourth double bedroom having windows to the front

Family Bathroom 2.83 x 1.95m (approx. 9'3 x 6'5)
Fitted with pedestal wash basin, WC and bathtub with shower unit over, with tiled walls, skylights and a chrome heated towel rail







Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outside

The property sits on a good sized corner plot having two driveways providing parking for a number of vehicles. To the front is a block paved driveway leading onto mature foregardens which have gated access into the rear garden. Off Furlong Lane, there is access to a second driveway which also leads to the **Detached Double Garage**, which also has gated access into the garden

Wrap Around Gardens

Laid to the rear are beautifully tended cottage style gardens, being laid to paved terraces, shaped lawns and neatly stocked borders. A pergola provides a partially covered seating area, there are raised borders and box hedging to one side and to the rear of the garage and shed is a storage area and a small vegetable patch. The gardens feature exterior lighting and water and enjoy a good degree of privacy



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.