



1 Mellor Drive, Alrewas, DE13 7FF



Set on the edge of a popular cul de sac in Alrewas is this beautifully presented executive detached home, benefitting from extensive family accommodation, five bedrooms and an 'Outstanding' school catchment. Showcasing a wealth of space and flexibility throughout, this executive detached residence provides ideal accommodation for those with a growing family wanting to be part of this desirable village community, and has been recently upgraded to include landscaped gardens, replastering, redecoration, new architraves and oak doors throughout, new kitchen and utility flooring, a refitted WC, and a luxury refitted bathroom. The interiors comprise briefly entrance hallway, stunning central reception hall with galleried staircase, three reception

rooms plus study, family dining kitchen, utility and cloakroom to the ground floor, with five bedrooms and a family bathroom set off the first floor galleried landing. The master and second bedrooms each benefit from a private en suite and four of the bedrooms have fitted wardrobes. Outside, there is parking for two vehicles to the fore of the double garage, with landscaped wrap around gardens providing plenty of space for secluded outdoor entertaining.

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 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 Manchester, Birmingham and East Midlands are all within an easy drive.

- Executive Detached Village Home
- Wealth of Versatile Accommodation
- Recently Upgraded & Immaculately Presented
- Three Reception Rooms & Study
- Family Dining Kitchen & Utility
- Entrance Hall, Reception Hall & Refitted Cloakroom
- Five Good Sized Bedrooms
- Master Dressing Room & En Suite
- Guest En Suite & Bathroom
- Double Garage & Parking
- Landscaped Wrap Around Gardens
- 'Outstanding' School Catchment
- Desirable Village Location
- Well Placed for Amenities, Commuter Routes & Rail Travel



The front door opens into a spacious **Entrance Hallway**, with useful fitted cloaks cupboard and glazed double doors opening into:

Reception Hall 4.27 x 3.42m (approx. 14'0 x 11'2)

A stunning welcome to this family home, having galleried staircase rising to the first floor accommodation and oak doors opening into:

Lounge 6.71 x 4.74m (approx. 22'0 x 15'6)

A superb reception room having dual aspect windows to the front and rear, double doors out to the rear gardens and a gas fireplace set to carved stone mantelpiece

Dining Room 4.2 x 2.78m (approx. 13'9 x 9'1)

With dual aspect windows to the side and rear

Family Room 3.86 x 3.08m (approx. 12'8 x 10'1)

With a window to the front, the room is ideal as a second lounge or playroom

Study 2.66 x 2.5m (approx. 8'8 x 8'2)

A useful home office, having window to the front aspect

Family Dining Kitchen 4.73 x 4.27m (approx. 15'6 x 14'0)

Another well proportioned living space fitted with a modern range of wall and base units with granite worktops over, housing inset sink with side drainer, recess housing a range cooker and integral appliances including dishwasher, fridge and freezer. there are windows to two sides allowing for plenty of natural light and double doors open out to the landscaped gardens. Aqua Step laminate flooring extends into:

Utility 2.59 x 2.09m (approx. 8'6 x 6'10)

Fitted with gloss base and full height units housing an inset sink, spaces for washing machine and tumble dryer and an integral fridge freezer. A door opens to the gardens and the wall mounted boiler is discreetly housed behind full height units

Cloakroom

Refitted to an excellent standard with wash basin set to vanity unit and WC, with tiled flooring, heated towel rail and an obscured window





A galleried staircase rises to the first floor **Landing**, where there are doors to the **Airing Cupboard** and into:

Master Bedroom 4.8 x 4.57m (approx. 15'8 x 15'0)
A spacious principal bedroom having dual aspect windows and private use of a **Dressing Room** which features fitted wardrobes, a skylight and a door into:

En Suite 4.33 x 2.51m (approx. 14'2 x 8'2)
Comprising a white suite having twin wash basins set to vanity unit, WC, bathtub and double shower, with tiled splash backs, Aqua Step laminate flooring and an obscured window and

Bedroom Two 4.94 x 3.51m (approx. 16'2 x 11'6)
Another spacious double room having windows to the front, a double fitted wardrobe and a door into:

En Suite 2.07 x 1.45m (approx. 6'9 x 4'9)
Comprising a modern suite having wash basin set to vanity unit, WC and shower, with tiled splash backs, Aqua Step laminate flooring and an obscured window

Bedroom Three 3.97 x 2.43m (approx. 13'0 x 7'11)
Another spacious double room having window to the rear and a fitted wardrobe

Bedroom Four 3.56 x 2.76m (approx. 11'8 x 9'0)
A fourth double room having window to the front and a fitted wardrobe

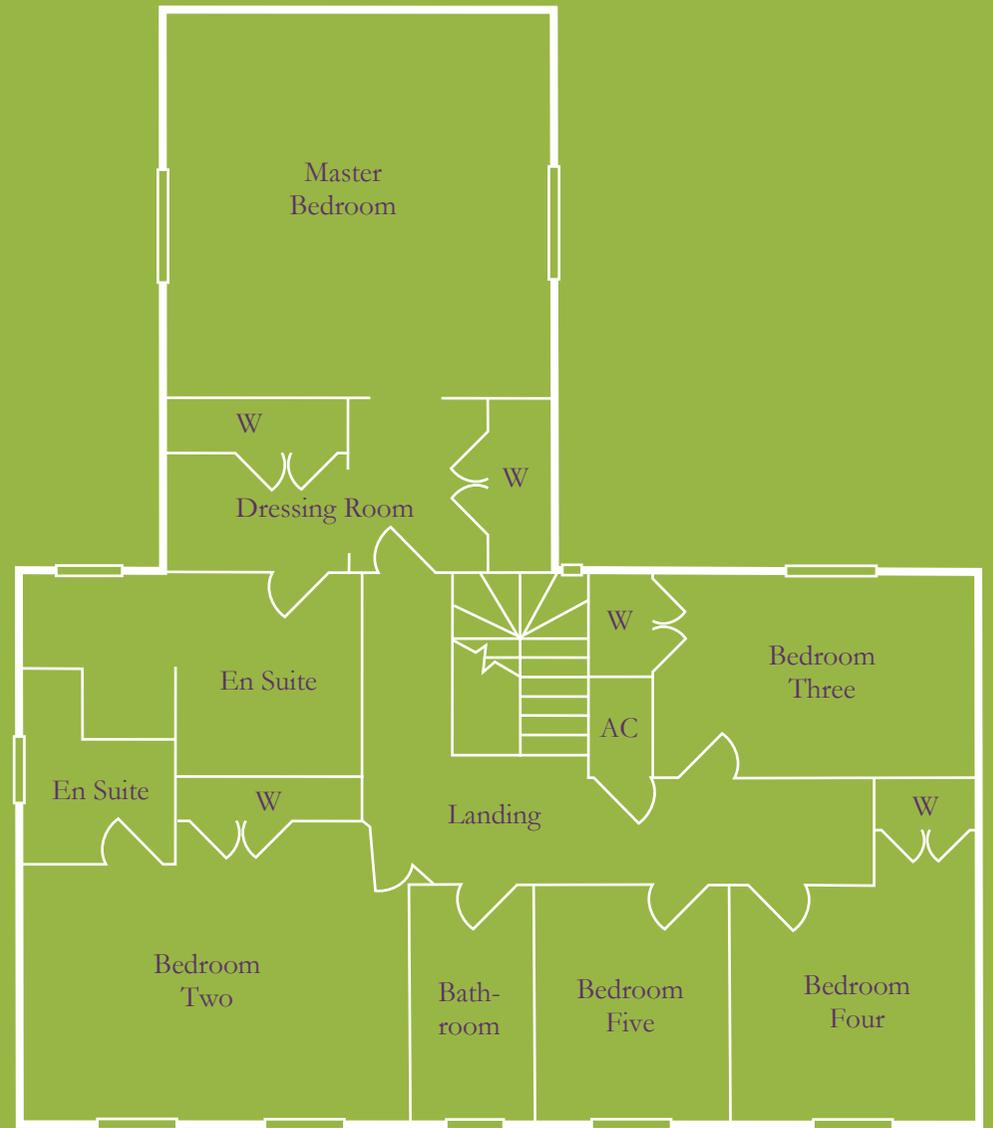
Bedroom Five 2.89 x 2.39m (approx. 9'5 x 7'10)
Currently used as a dressing room, having window to the front

Luxury Bathroom 2.88 x 2.23m (approx. 9'5 x 7'3)
The bathroom has been refitted to an excellent specification with a bespoke Corian topped vanity unit, WC, bathtub and shower, half tiling to walls, Aqua Step laminate flooring, an obscured window and a heated towel rail



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Outside

The property set on the start of Mellor drive, having parking to a private driveway to one side. A wall and hedge to the front provide privacy and access to the **Entrance Hallway**, and there is gated access to one side leading out to the

Double Garage 6.2 x 5.13m (approx. 20'4 x 16'9)

With electric up and over door, power, lighting and access via a drop down ladder to a large boarded loft space

Landscaped Gardens

Having been landscaped to an excellent finish, the gardens wrap around the property to the rear and side and are laid to a granite terrace and artificial lawns. The gardens enjoy an excellent degree of privacy to all sides, are safely enclosed and a **Summer House** to one side is set up as a bar. Gated access to one side leads to the front aspect



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.