



The Ferns, 3 Broomhalls Croft, Alrewas, DE13 7FG



Set on the exclusive Broomhalls Croft is The Ferns, an immaculate detached village home benefitting from spacious and versatile family interiors, four bedrooms and a secluded south-west facing corner plot on this popular cul de sac. This traditionally style detached property offers flexible accommodation ideal to suit a growing family, with a detached garage being ideal for conversion into gym or self contained home office. The interiors comprise recessed porch, central reception hall leading off to three well proportioned reception rooms, family dining kitchen and cloakroom to the ground floor, with four good sized bedrooms serviced by a family bathroom, master en suite bathroom and master dressing room to the first floor. Outside, beautifully landscaped gardens extend to the front and rear enjoying plenty of privacy, and there is parking to the front as well as access into the detached garage.

The popular 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 Family Home
- Deceptively Spacious & Versatile Interiors
- Prestigious Cul de Sac Position
- Family Dining Kitchen
- Three Spacious Reception Rooms
- Reception Hall & Cloakroom
- Four Good Sized Bedrooms
- Master with Dressing Room & En Suite
- Family Bathroom
- Landscaped South-West Facing Garden
- Detached Garage & Parking
- Secluded Setting in Desirable Village
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

A recessed storm porch leads to the front door which features quarry tiled flooring and opens into the entryway, where a door opens into the Cloakroom which is fitted with wash basin, WC and a window to the side. Leading into:

Reception Hall

A spacious central hallway having galleried staircase rising to the first floor with storage beneath and doors into:

Family Dining Kitchen 6.5 x 4.2m (approx. 21'4 x 13'11) – max

Extending to a generous size, this versatile open plan space comprising a comprehensively fitted kitchen and dining/living room. The Kitchen comprises a range of quality wall and base units with granite worktops over, housing inset Belfast sink, space for an American fridge freezer and integral appliances including dishwasher, fridge, freezer and washing machine. A recess houses the Rangemaster cooker and the kitchen has a window to the rear and tiled flooring extending into the Dining Area where there is a window to the rear and a stable door out to the gardens

Lounge 5.3 x 3.7m (approx. 17'5 x 12'2)

A spacious reception room having double doors to the rear and a wood burning stove set to granite hearth with exposed brickwork surround

Dining Room 3.7 x 3.6m (approx. 12'2 x 11'10)

Another well presented reception room having window to the side

Sitting Room 3.4 x 3.4m (approx. 11'3 x 11'2)

Ideal as a snug, playroom or home office, having window to the front





Stairs rise to the **First Floor Landing** where doors open into the **Airing Cupboard** and:

Master Bedroom 5.5 x 3.4m (approx. 18'1 x 11'3)
A spacious double room having window to the rear and private use of:

Dressing Room 2.7 x 2.2m (approx. 8'10 x 7'4)
Fitted with a range of wardrobes and storage space

and having a window to the rear. A door opens into:

En Suite Bathroom 3.6 x 2.7m (approx. 11'8 x 8'10)

A white suite comprises twin pedestal wash basins, WC, bathtub and separate shower, with tiled flooring, tiled splash backs and a skylight



Bedroom Two 4.5 x 3.8m (approx. 14'9 x 12'6)
Another spacious double room having window to the front aspect

Bedroom Three 3.5 x 3.4m (approx. 11'6 x 11'2)
A third double room having window to the front

Bedroom Four 3.7 x 2.4m (approx. 12'3 x 8'0)
With a window to the front

Family Bathroom 2.5 x 2.0m (approx. 8'1 x 6'7)
Comprising pedestal wash basin, WC, bathtub and corner shower, with tiled flooring, tiled splash backs and an obscured window





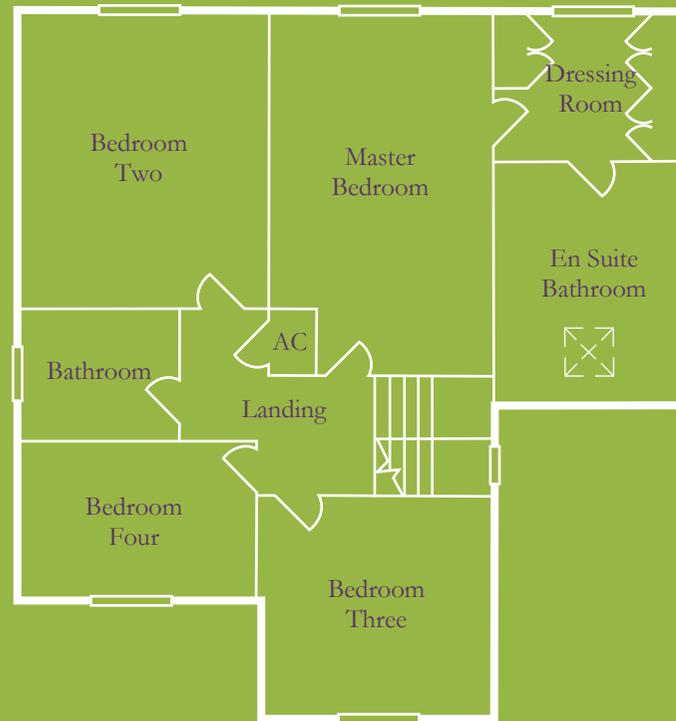
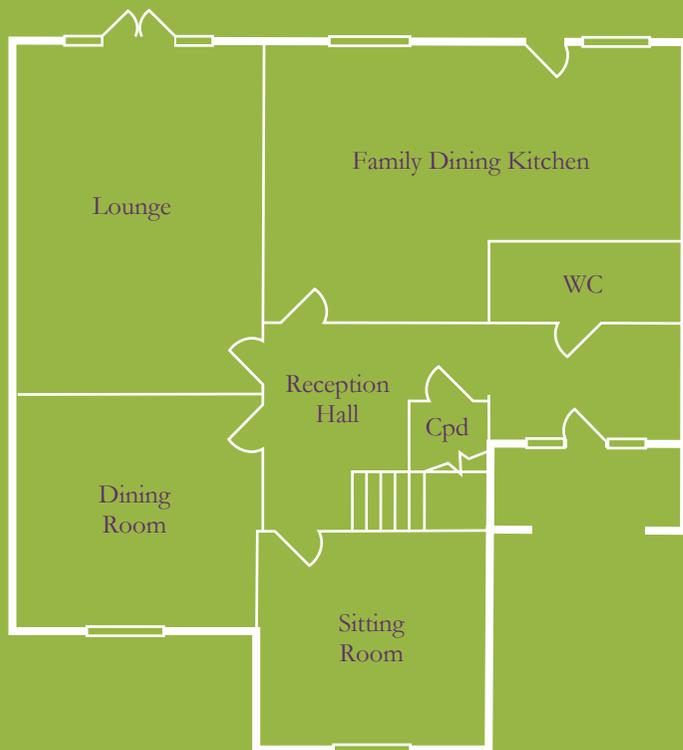
Outside

The Ferns is set on a corner plot on Broomhalls Croft, having landscaped gardens, a private block paved driveway and access into the garage to the front. A gate leads into the gardens and the foregarden provides space to extend the parking

Single Garage 5.6 x 2.6m (approx. 18'3 x 8'6)
 With power, lighting, courtesy door to the gardens and an up and over entrance door

Landscaped Gardens

Set to the rear is a beautifully landscaped garden benefitting from a good degree of privacy and a sunny south-west aspect. Shaped lawns are edged with mature borders and foliage, there is an exterior water point and a paved terrace wraps around the house



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	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.