



8 Mellor Drive, Alrewas, DE13 7FF





Enjoying a secluded position in the popular village of Alrewas is this substantially upgraded executive detached home, benefitting from extensive family accommodation including annexe potential, five double bedrooms and landscaped gardens featuring a home office. Having been remodelled to create additional living space or a self contained annexe, this contemporary village home has received a thorough refurbishment in recent years to include refitted bathrooms and en suites, a refitted kitchen with coordinating utility, new internal doors and new flooring throughout. The interiors comprise briefly entrance hallway,

stunning central reception hall with galleried oak and glass staircase, three reception rooms plus study, family dining kitchen, utility and cloakroom to the ground floor, with four double bedrooms, two en suites and a family bathroom set off the first floor galleried landing. The double garage has been converted to provide an additional reception room/annexe with separate entrance, a kitchenette and cloakroom to the ground floor, and a fifth double bedroom with en suite and shower room to the first floor. Outside, the property is set on an exclusive lane servicing just two additional homes, having parking for around four vehicles to the front

and two further parking spaces to the rear. Minimally overlooked landscaped gardens house a home office/studio/gym, as well as plenty of space for outdoor entertaining.

The popular rural village of Alrewas is set in 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. There are also a range of highly regarded independent schools in the area including Foremarke Prep, Repton, Lichfield Cathedral and Denstone College. 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
- Recently Refurbished to Excellent Spec
- Wealth of Versatile Accommodation
- Self Contained Annexe & Home Office
- Three Reception Rooms & Study
- Refitted Dining Kitchen & Utility
- Four Double Bedrooms, Dressing Room, Two En Suites & Bathroom
- Family Room/Annexe with Separate Entrance, Kitchenette & Cloakroom
- Fifth Double Bedroom with Shower Room & Walk in Wardrobe
- Ample Parking & Landscaped Gardens with Office/Studio/Gym
- '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 high gloss tiled flooring which extends throughout much of the ground floor. Partially glazed double doors open into the **Reception Hall**: a stunning welcome to this family home, having a contemporary oak and glass staircase rising to the first floor and oak doors into:

**Lounge** 6.73 x 4.75m (approx. 22'1 x 15'7)

A superb reception room having dual aspect windows to the front and rear, double doors out to the rear gardens and a contemporary remote controlled gas fireplace



**Study** 2.64 x 2.5m (approx. 8'8 x 8'2)  
A useful home study, having window to the front

**Snug/Playroom** 4.2 x 2.77m (approx. 13'9 x 9'1)  
Currently housing another work-from home, having windows to two sides

**Dining Room** 3.9 x 3.07m (approx. 12'9 x 10'1)  
With a window to the front. A door opens into the **Annexe/Family Room**

**Breakfast Kitchen** 4.68 x 4.23m (approx. 15'4 x 13'10)  
A beautifully designed refitted kitchen comprising a range of gloss wall and base units with rose gold accents and marble effect Quartz worktops over, housing inset sink and a range of integral Neff appliances including dishwasher, fridge freezer, double oven, warming drawer, microwave and induction hob. Trifold doors open out to the gardens, there is a window to the side and a central island provides a dual aspect breakfast bar. A door opens into:

**Utility**  
Fitted with base and full height units with quartz worktops over housing an inset sink, spaces for washing machine and tumble dryer. A door opens to the gardens and the boiler is also housed in here

**Refitted Cloakroom**  
With wash basin set to vanity unit and WC, with tiled flooring, heated towel rail and an obscured window

From the **Dining Room**, a door opens into:

**Self Contained Annexe/Family Room** 5.29 x 4.8m (approx 17'5 x 15'8)  
A superb addition to this individual home, the annexe offers versatile uses as further living space, as an Air BnB or as accommodation for a dependent relative. There are windows to two sides, an oak and glass staircase rises to the first floor and a range of full height gloss units house a **Kitchenette** fitted with an integral fridge and inset sink. This space benefits from private access to both the front and rear where there is a patio ideal to serve as an independent garden for the annexe. A ground floor **Cloakroom** is fitted with wash basin and WC, tiled flooring extends throughout and a contemporary oak and glass staircase rises to the first floor bedrooms suite:









**Annexe Bedroom Five** 4.05 x 3.23m (approx 13'3 x 10'7)

Another superb double bedroom having window to the front and a door into a **Walk in Wardrobe**, housing fitted shelving and hanging space and a skylight

#### En Suite

Fitted with wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls, skylight and a heated towel rail

The oak and glass staircase rises to the first floor main **Landing**, where there are doors to the **Airing Cupboard** and off into:

**Master Bedroom** 4.8 x 4.6m (approx. 15'9 x 15'1)

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 Bathroom** 4.29 x 2.47m (approx. 14'0 x 8'1)

Comprising a refitted suite having twin wash basins set to vanity unit, WC, contemporary freestanding bathtub and double walk in shower, with fitted TV, tiled splash backs, tiled flooring, heated towel rail and an obscured window

**Bedroom Two** 4.95 x 3.58m (approx. 16'3 x 11'9)

Another spacious double room having window to the front, a double fitted wardrobe and a door into:

**En Suite** 2.18 x 2.02m (approx. 7'1 x 6'7)

Comprising a modern refitted suite having wash basin set to vanity unit, WC and wet room shower, with tiled splash backs, tiled walls, an obscured window and a heated towel rail

**Bedroom Three** 5.24 x 3.53m (approx. 17'2 x 11'6)

With twin windows to the front and a double fitted wardrobe

**Bedroom Four** 3.56 x 2.74m (approx. 11'8 x 9'0)

Another spacious double room having window to the rear and a fitted wardrobe

**Luxury Bathroom** 2.82 x 2.2m (approx. 9'3 x 7'2)

Having been refitted to an excellent standard, the bathroom comprises wash basin set to vanity unit, WC, bathtub and separate shower, with tiled walls, tiled flooring, a heated towel rail and an obscured window



Master En Suite



Family Bathroom



Bedroom Two



Annexe Bedroom Five

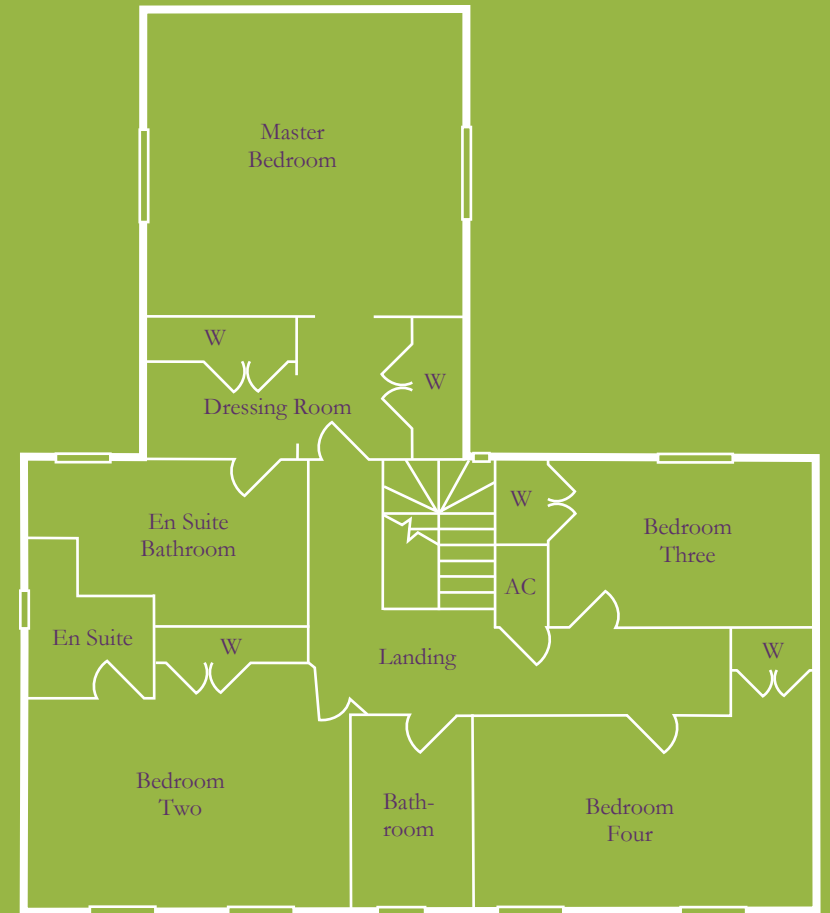




Ground Floor



First Floor







### Outside

This impressive home lies on a secluded private drive servicing just two additional homes off the cul de sac of Mellor Drive. To the front is a block paved driveway with parking for around four vehicles, and the property benefits from a pleasant outlook over lawns gardens and foliage to the front. There is access into the main **Reception Hall** as well as a separate entrance to the **Annexe/Family Room**

### Landscaped Gardens

Having been landscaped to a superb standard, the rear garden enjoys complete privacy to all sides and is laid to lawns, a paved terrace and raised borders. A composite deck to one side houses fittings for a hot tub (as negotiation) as well as a versatile **Home Office/Studio/Gym** 5.07 x 3.05m (approx. having power and lighting and an adjacent store. A garden shed is included in the sale, there is exterior lighting and a water point and the patio extends to the side of the property where there is gated access to an additional **Two Parking Spaces**. This also has private access into the annexe and offers a separate outside space



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	69   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.