



33 Micklehome Drive, Alrewas, DE13 7AT



Set in the heart of Alrewas is this immaculately presented semi detached village home, benefitting from extended and refurbished interiors, three bedrooms plus study/nursery and a generous rear garden. Having been substantially improved by the current vendors, this attractive home lies within a short walk of the village centre and its excellent array of amenities on offer. The immaculately upgraded interiors comprise briefly reception hall, sitting room with snug/playroom, spacious dining kitchen, utility room and cloakroom to the ground floor, with three bedrooms (two doubles) and a nursery/study to the first floor serviced by master en suite and family bathroom. Outside, the beautifully tended garden extends to a generous size and features two large storage sheds (one currently housing a hot tub as separate negotiation), and there is parking for around three vehicles to the front.

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' rated 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.



- Semi Detached Village Home
- Extended & Modernised Interiors
- Desirable Location & Schooling
- Sitting Room & Snug
- L Shaped Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Three Bedrooms (Two Doubles)
- Study/Nursery
- Refitted En Suite & Bathroom
- Generous Rear Gardens
- Off Road Parking
- Walking Distance to Village Centre
- 'Outstanding' School Catchment

A spacious welcome to this village home, having staircase rising to the first floor with recessed storage beneath, window to the front and doors into:

Sitting Room 5.26 x 3.33m (approx. 17'3 x 10'11)
A spacious reception room having window to the front with bespoke shutters, gas fire inset to marble hearth and mantelpiece and an opening into:

Snug 2.72 x 2.26m (approx. 8'11 x 7'5)
Ideal as a playroom or home office, having double doors out to the rear garden

L-Shaped Dining Kitchen 5.11 x 4.82m (approx. 16'9 x 15'9) – max
Refitted with a range of contrasting wall and base with complimentary worksurfaces over, housing an inset sink with side drainer, space for American fridge freezer and wine fridge, and integral appliances including dishwasher, Bosch double oven and Bosch gas hob with extractor hood above. The kitchen has Amtico herringbone style flooring, a window to the rear and an attractive dining area with double doors out to the garden. A door opens into:

Utility 2.95 x 2.21m (approx. 9'8 x 7'3)
Fitted with wall, base and full height units housing spaces for a washing machine and tumble dryer and ample storage space including a cloaks cupboard. A door opens out the side and herringbone Amtico flooring extends into:

Cloakroom
Fitted with pedestal wash basin and WC, with an obscured window to the front and additional fitted storage





Stairs rise to the first floor **Landing** where there is loft access and doors opening into

Master Bedroom 3.85 x 3.2m (approx. 12'7 x 10'5)
A spacious principal bedroom having window to the rear overlooking the gardens and private use of:

En Suite 3.01 x 1.7m (approx. 9'10 x 5'7)
Refitted with a contemporary suite having wash

basin set to vanity unit, WC and oversized walk-in shower, with chrome heated towel rail, tiled splash backs and an obscured window to the rear

Bedroom Two 3.03 x 2.93m (approx. 9'11 x 9'7)
A double room having window to the front with fitted shutters and fitted double and single ward- robes



Bedroom Three 2.41 x 2.02m (approx. 7'10 x 6'7)
Having a window with shutters to the front

Study/Nursery 2.14 x 1.9m (approx. 7'0 x 6'2)
Ideal as a study, nursery or dressing room, having window to the front with fitted shutters

Family Bathroom 2.77 x 2.23m (approx. 7'3 x 9'0)
Comprising a contemporary suite having pedestal

wash basin, WC, corner shower and freestanding bathtub with shower attachment, with tiled splash backs, a chrome heated towel rail and an obscured window to the rear





Outside

The property is set back from the lane beyond a driveway with parking for two to three vehicles, where there is access into the reception hall and to the rear garden via a side gate

Gardens

Extending to a generous size, the rear gardens have been beautifully landscaped to create patios, shaped lawns and neatly stocked borders. There are two large storage sheds, one of which houses space for a hot tub (as separate negotiation) and there is a gated area to the top of the garden ideal for chickens or as a play area. There is excellent potential to extend (STPP) and there is exterior lighting, a water point and power

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 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.