



78a Micklehome Drive, Alrewas, DE13 7AU



Set in the desirable village of Alrewas is this attractive detached home, offering thoughtfully designed interiors and a quality finish throughout, four good sized bedrooms and south-west facing gardens. Benefitting from a further 7 years LABC new homes warranty, the property was completed in 2019 as a self build and has been bespoke designed over three floors to offer versatile living accommodation with home office space, and a generous bedroom/bathroom ratio. The reception hall leads into a spacious lounge, study/playroom, cloakroom and dining kitchen with separate utility, with three bedrooms, one with en suite, and a family bathroom to the first floor. The second floor is

laid to a reading area to the landing and another double bedroom with en suite, and skylights enjoy rural views towards the hamlet of Wychnor. Outside, there is parking for two vehicles and lawned corner plot gardens and a large frontage offer potential to extend the driveway. The private corner plot garden is safely enclosed and enjoys a sunny south-westerly aspect, offering further potential to landscape as desired.

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 within walking distance from the property including a locally renowned

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.

- Detached Village Home
- Individually Designed & Quality Finish
- Rural Views & Popular Village Location
- Generous Interiors set over Three Floors
- Spacious Lounge & Study
- Modern Dining Kitchen
- Utility, Cloakroom & Reception Hall
- Four Bedrooms
- Two En Suites & Family Bathroom
- South-West Facing Corner Plot Gardens
- Off Road Parking
- 7 Years New Home Warranty
- Mains Gas CH & Double Glazed
- 'Outstanding' School Catchment
- Well Placed for Village Amenities, Commuter Routes & Rail Travel



Reception Hall

A composite entrance door opens into the hallway, having tiled flooring, stairs rising to the first floor and oak doors into:

Lounge 4.04 x 4.04m (approx. 13'2 x 13'2)

A beautifully presented reception room having dual aspect windows and wood effect herringbone flooring

Study 2.45 x 2.15m (approx. 8'0 x 7'0)

A useful space ideal as a playroom or home office, having a window to the front and wood effect herringbone flooring

Dining Kitchen 6.28 x 2.54m (approx. 20'7 x 8'3)

An attractive space extending across the rear of the property, having tiled flooring throughout, a window to the rear and double doors out to the gardens. The modern kitchen comprises gloss wall and base units housing an inset sink and integral appliances including double oven, induction hob with contemporary suspended extractor above, fridge freezer and dishwasher. The worktops extends to one side to create a breakfast bar, and a door opens into:

Utility 2.54 x 1.8m (approx. 8'4 x 5'10)

Fitted with wall and base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer, a door out to the side and tiled flooring. The wall mounted Baxi boiler is housing in here and a cleverly installed low level Belfast sink with shower fitting provides a 'dog wash'

Cloakroom

Having wash basin set to vanity unit, WC, an obscured window to the side and a heated towel rail





Stairs with an oak banister rise to the **Second Floor Landing** where there is access to a loft storage space and a seating area with a Velux window enjoying pleasant views towards Wychnor. A door opens into:

Master Suite 5.42, 3.67 x 4.47m (approx. 17'9, 12'0 x 14'8)

A spacious double bedroom having window to the side, Velux skylights and private use of:

En Suite 2.46 x 1.64m (approx. 8'0 x 5'4)

Fitted with wash basin set to vanity unit, WC and corner shower, with a chrome heated towel rail

The first floor **Landing** has an obscured window to the side, a door to a large fitted cupboard and oak doors opening into:

Bedroom Two 4.1 x 4.04m (approx. 13'5 x 13'3)

A good sized bedroom ideal as an alternative master, with a window to the front and private use of:

En Suite 2.16 x 1.49m (approx. 7'0 x 5'10)

A modern suite comprises was basin set to vanity unit, WC and walk in shower with rainfall showerhead with handheld attachment, having an obscured window to the front and a chrome heated towel rail

Bedroom Three 4.08 x 2.54m (approx. 13'4 x 8'4)

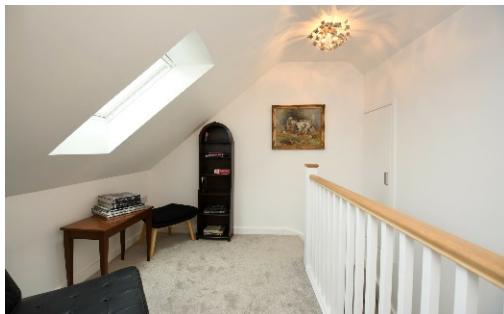
A third double room having window to the side aspect

Bedroom Four 2.88 x 2.56m (approx. 9'5 x 8'4)

A good sized bedroom having window to the rear

Bathroom 2.45 x 2.17m (approx. 8'0 x 7'1)

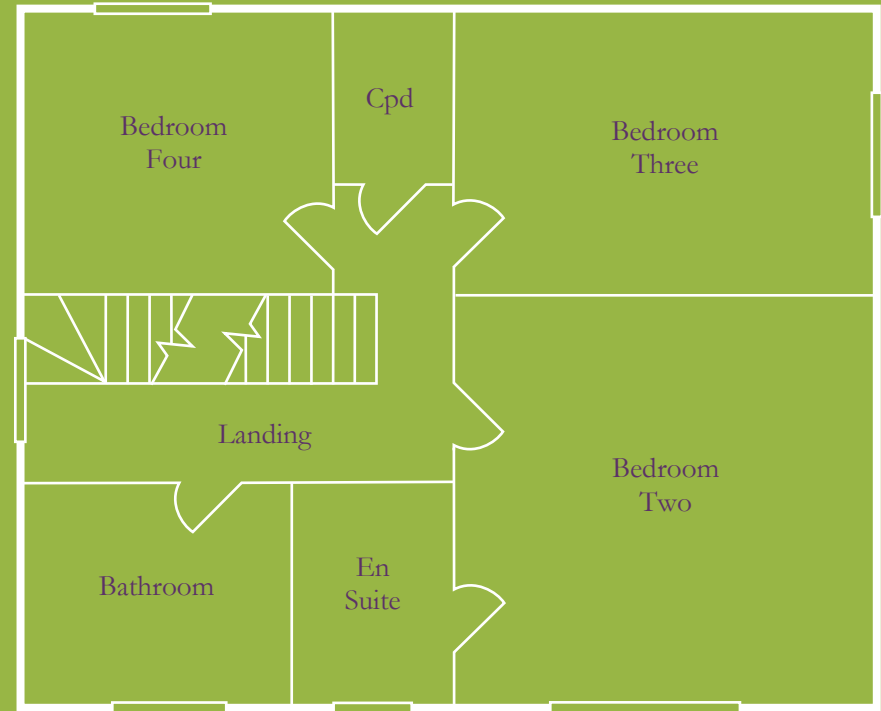
Fitted with a white suite having wash basin set to vanity unit, WC and bathtub with shower unit over, having an obscured window and a chrome heated towel rail



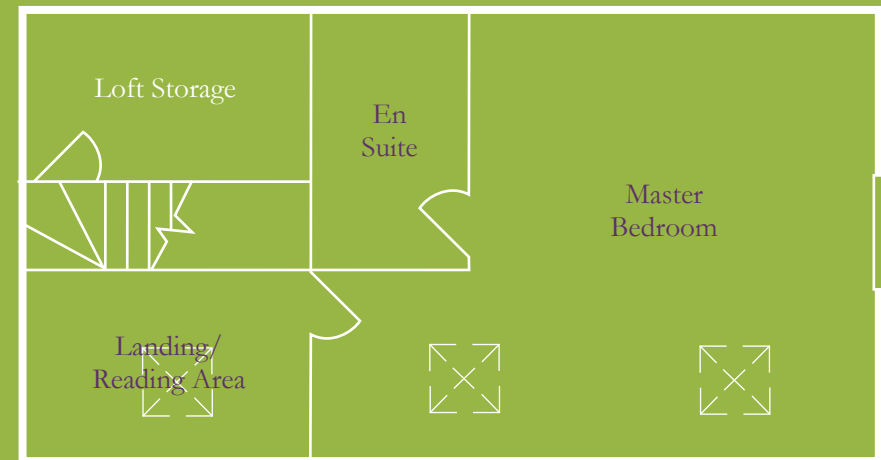




Ground Floor



First Floor



Second Floor



Outside

The property is set towards the end of Micklehome Drive and enjoys a pleasant outlook to the front over countryside towards the local hamlet of Wychnor. To the side of the plot there is a fenced parking area, and the garden offers further potential to extend the driveway as required. A walled archway leads into the gardens

South-West Facing Gardens

The corner plot garden is fenced to all sides and laid to well tended lawns and a paved terrace. There is outside lighting and a water point, and gated access to the side leads back to the front aspect



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	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.