



34 Cotton Close, Alrewas, DE13 7BF

Enjoying a most prestigious setting within the exclusive Cotton Close development is this executive detached home, benefitting from spacious and recently refurbished family interiors, four bedrooms and a tranquil garden plot enjoying enviable river and countryside views to the rear. Set at the end of a separate cul de sac servicing just three additional properties, this impressive village residence enjoys a secluded setting within this premier gated community, and offers a growing family excellent potential to extend and complete a loft conversion (STPP) as required. The interiors comprise briefly: spacious reception hall, two reception rooms plus study/playroom, refitted dining kitchen, utility and cloakroom to the ground floor, with four bedrooms (three doubles) set off the first floor

galleried landing. The master en suite and family bathroom have both been recently refitted, and three out of four bedrooms benefit from spacious fitted wardrobes. Outside, the immaculately landscaped plot is laid to ample parking and a double garage to the front, with the rear garden overlooking tranquil and far-reaching views over the River Trent and open countryside beyond.

This ancient village is set within a conservation area beside the River Trent and is home to The National Memorial Arboretum, a 150 acre site of remembrance. Along with its picturesque 12th century church and wealth of timbered and thatched buildings, running through the village centre is a historic canal network complete with canal sidewalks, bridges and

lock gates. Further leisure pursuits can be found at Branston Golf and Country Club, approximately just 7 miles away, and is renowned for its excellent choice of local shops, pubs and facilities, and boasts an 'Outstanding' school catchment including the village primary which feeds into John Taylor Specialist Science School in Barton under Needwood. Independent schools in the area include Foremarke Prep, Lichfield Cathedral, Repton and Denstone College. The village provides an ideal commuter base being within easy access of the A38, M6, M1 and M42, East Midlands Airport and Birmingham International Airport are both easily accessible and rail travel for nearby Lichfield provides direct links to Birmingham and London.

- Executive Detached Village Residence
- Premier Setting on Exclusive Gated Development
- Tranquil & Private Plot with River & Countryside Views
- Two Reception Rooms & Study
- Breakfast Kitchen with Pantry
- Utility & Cloakroom
- Reception Hall & Galleried Landing
- Four Bedrooms (Three Doubles)
- Refitted En Suite & Family Bathroom
- Loft Conversion Potential
- Established Gardens with Riverside Views
- Ample Parking & Detached Double Garage
- Potential to Extend (STPP)
- Countryside & River Views to Rear
- 'Outstanding' School Catchment
- Ideal for Commuter Routes & Rail Travel



The front door opens into the spacious **Reception Hall** 5.17 x 3.6m (approx. 16'11 x 11'9), having Moduleo Moods LVT herringbone style flooring, window to the front, useful cloakroom storage cupboard and stairs rising to the first floor galleried landing. Doors leading into:

Lounge 7.84 x 4.8m (approx. 25'8 x 15'8)

A spacious dual aspect reception room having window to the front, double doors out the rear gardens enjoying riverside views and an inglenook with inset windows and a gas fireplace with carved stone mantle

Dining Room 4.92 x 3.2m (approx. 16'1 x 10'5)

Another generously proportioned living space, having double doors out to the rear with riverside views

Study 3.37 x 3.15m (approx. 11'0 x 10'3)

A versatile space ideal as a home office, dining room or playroom, having window to the front

Breakfast Kitchen 4.83 x 3.83m (approx. 15'10 x 12'6)

Having been remodelled and upgraded by the existing vendors, the kitchen comprises a range of contemporary wall and base units with quality Silestone work surfaces over, housing inset one and a half sink with a side drainer, a recess housing a Rangemaster stove with Franke extractor hood above, integral CDA microwave and freestanding Siemens appliances including fridge freezer and dishwasher, both of which are part of the sale. The kitchen has LVT flooring, windows to two sides and double doors into a useful **Pantry**, having power and fitted shelving

Utility 1.95 x 1.6m (approx. 6'4 x 5'3)

Comprising wall and base units housing spaces for a washing machine and tumble dryer, with a door out to the side, tiled splashbacks and LVT flooring. The mains gas boiler is housed in here

Cloakroom

Refitted with a modern wash basin set to vanity unit and WC, with an obscured window to the side and LVT flooring



Stairs rise to the **Galleried Landing** 4.2 x 3.6m (approx. 13'9 x 11'9), having a window to the front aspect, a useful fitted storage cupboard and fitted **Airing Cupboard** housing the pressurised water cylinder. The generous boarded loft space has power, lighting and drop down ladder access, offering ideal space for conversion. Doors open into:

Master Bedroom 4.74, 4.09 x 3.87m (approx. 15'6, 13'4 x 12'8)

A generously proportioned principal bedroom having window to the front, two double fitted wardrobes and private use of:

En Suite 3.02 x 2.28m (approx. 9'10 x 7'5)

Refitted with a contemporary washbasin set to vanity unit with illuminated mirrored cabinet above, matching tall unit, double ended bath and separate large quadrant Aqualisa Q-smart remote controlled shower, having LVT flooring, a heated towel rail and obscured window to the rear

Bedroom Two 4.56 x 3.06m (approx. 14'11 x 10'0)

Having window to the rear with idyllic views, both double and single fitted wardrobes and a door into the family bathroom allowing for 'Jack & Jill' use

Bedroom Three 3.94 x 3.07m (approx. 12'11 x 10'0) - max

A third double room having twin windows to the rear overlooking riverside views and a double fitted wardrobe

Bedroom Four 2.75 x 2.3m (approx. 9'0 x 7'6)

Having window to the side aspect

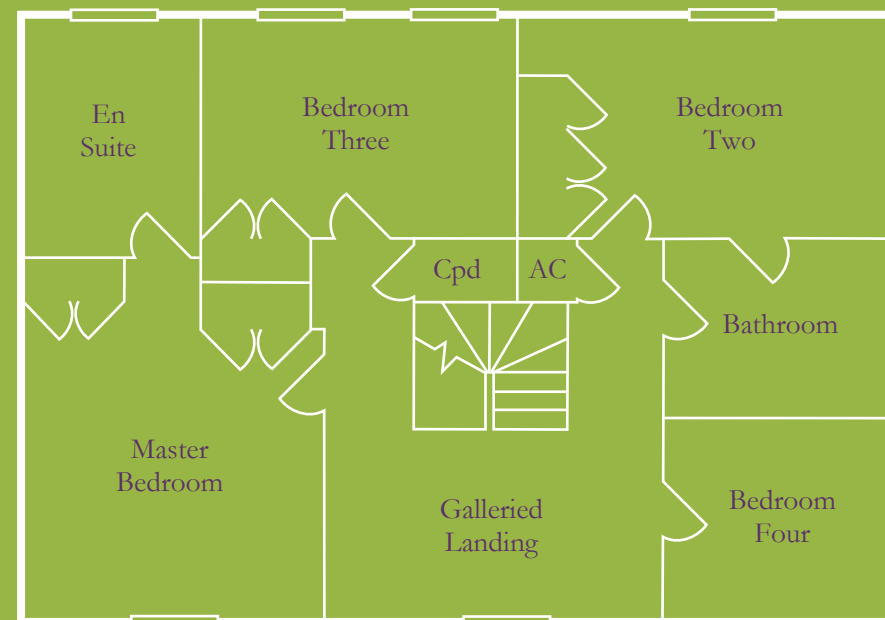
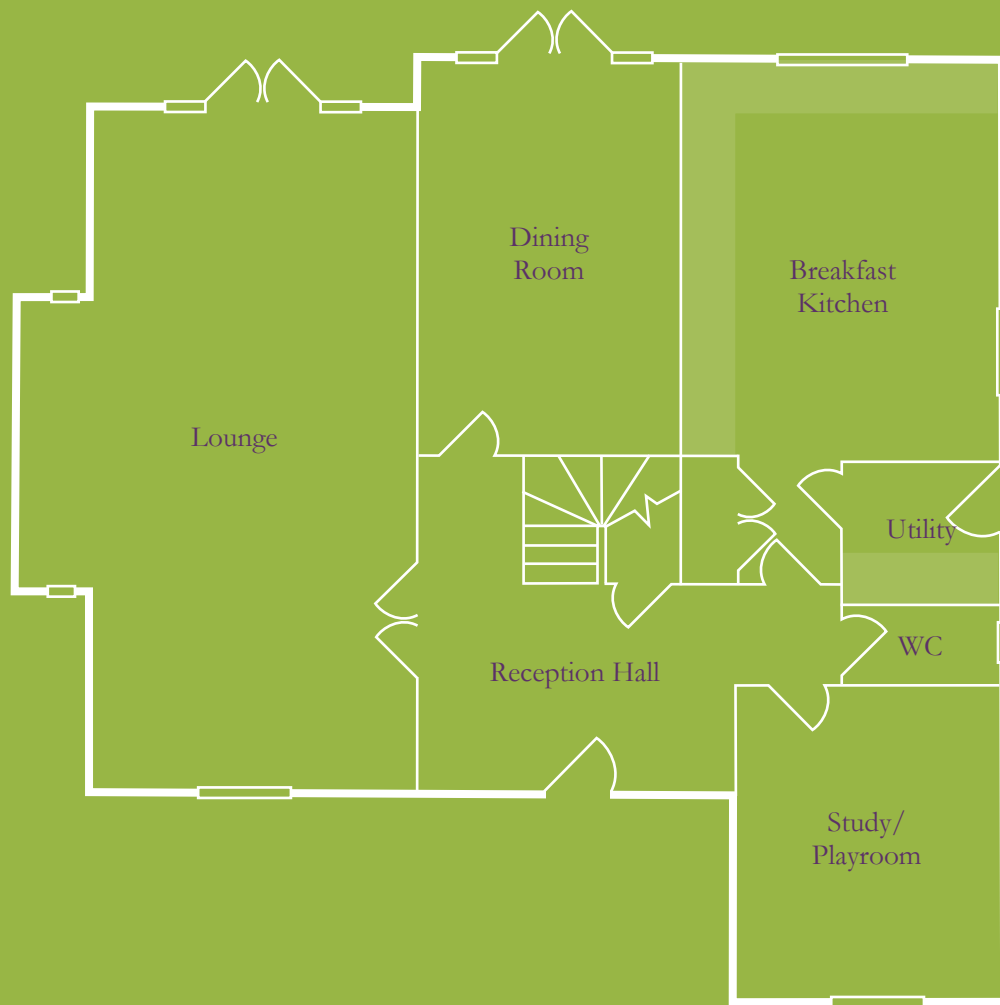
Family Bathroom 2.72 x 2.3m (approx. 8'10 x 7'6)

Again having been remodelled by the existing vendor, the family bathroom comprises a contemporary suite having wash basin set to vanity unit with illuminated mirrored cabinet above, WC, double ended bathtub and large quadrant shower with rainfall showerhead, having an obscured window, LVT flooring and a heated towel rail











Outside

Cotton Close is accessed via a private road and secure electric iron gates, with the private lane passing by the beautifully restored Old Mill and surrounding modern properties. The property enjoys an enviable plot at the end of a small cul de sac servicing just three other homes, with a high degree of privacy to all sides. To the front there is parking for numerous vehicles as well as access into the **Detached Double Garage**, which offers ample storage space for boarded loft with drop down ladder access. Gated access leads to the rear garden

Rear Gardens

Showcasing a tranquil outlook over surrounding countryside to the rear, the gardens have been beautifully landscaped to create established lawns, neatly stocked borders and paved terraces highlighting the idyllic riverside position of the property. A lower area of lawn houses vegetable beds and a terrace at the end of the lawns offers ideal space for outdoor entertaining whilst enjoying the view. There is storage to either side of the property with a useful garden storage shed included and the plot enjoys privacy to all sides



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 74 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.