





ABODE
SALES & LETTINGS

****NO UPWARDS CHAIN**** A superb four bedroom detached property, situated within the desirable village of Alrewas, having good access to a range of local amenities and transport links. The property benefits from a large kitchen diner with utility room adjacent, living room and study, four well proportioned bedrooms with two having en-suite shower rooms. Viewing is highly recommended strictly via appointment only.



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Accommodation

Entrance hall

With central heating radiator, under stairs storage cupboard, stairs rising to the first floor and doors leading off to:

WC/cloaks

With low level wc, wash hand basin with mixer tap, double glazed window to the front elevation, heated ladder towel rail and a partially tiled walls.

Living Room

With central heating radiator, fireplace with hearth, double glazed French doors leading out into the garden, double glazed windows to the front and rear elevation and coving to ceiling.

Study

With dental heating radiator and a double glazed window to the front elevation.

Kitchen

With a selection of matching wall and base units having a roll edge preparation work surface with one and a half bowl sink with mixer tap and drainer, space for cooker, double glazed window to the side elevation and a door leading to the utility room.

Utility Room

With space for washing machine and tumble dryer, wall mounted gas boiler and a door leading to the garden.

Dining Area

With a central heating radiator, double glazed



windows to the rear elevation and double glazed door leading out onto the patio area.

First floor landing

Master Bedroom

With central heating radiator, built in wardrobes, skylight to the side elevation, double glazed window to the side elevation and a door leading to the en-suite shower room.

En-suite







With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, shower with gravity shower over and glass door, double glazed window to the side elevation with opaque glass and a heated ladder towel rail.

Bedroom Two

With central heating radiator and a double glazed window to the front elevation

Bedroom Three

With central heating radiator, built in wardrobe and a double glazed window to the front elevation.

Bedroom Four

With central heating radiator, double glazed window to the rear elevation and a built in wardrobe.

Family Bathroom

With a three piece suite comprising: “p” shaped bath with gravity shower over, wash hand basin with mixer tap and vanity unit below, heated ladder towel rail, low level wc, built in storage cupboard and a double glazed window to the front elevation.

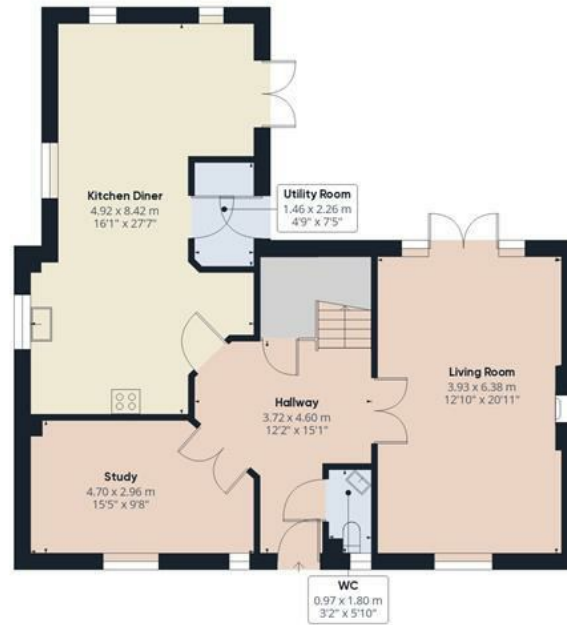
Outside

The outside of the property to the front elevation offers a pathway leading to the front entrance door. To the side elevation is a garage with parking facility in front, the rear elevation offers a laid to lawn garden with patio area ideal for seating.

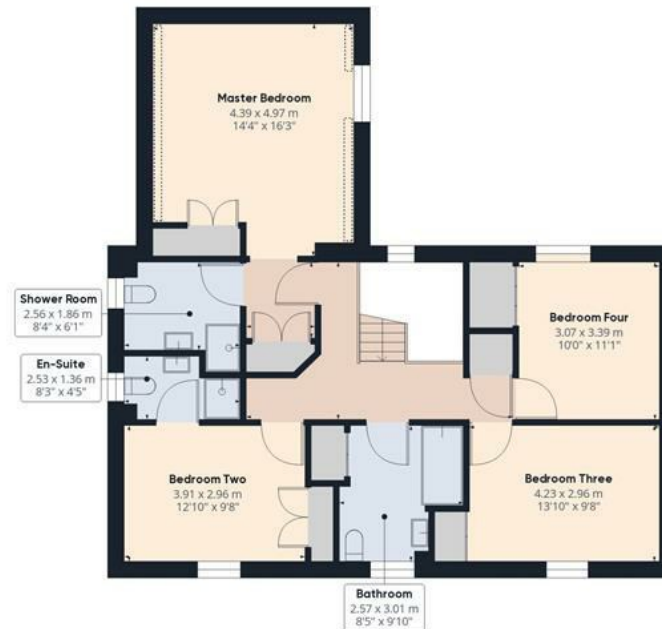








Floor 0



Floor 1


Approximate total area⁽¹⁾

181.27 m²
1951.22 ft²

Reduced headroom

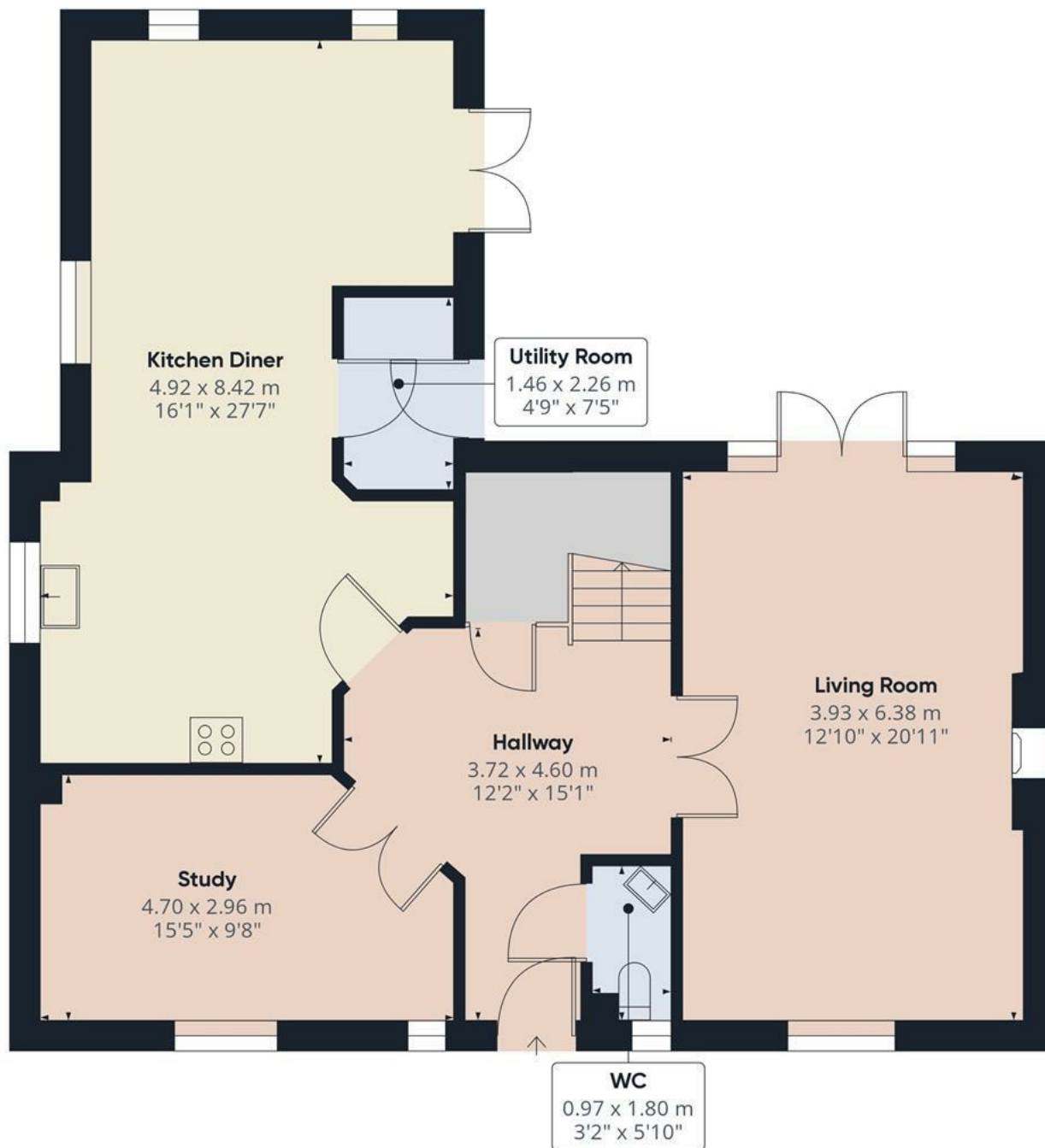
1.37 m²
14.74 ft²

(1) Excluding balconies and terraces.

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0

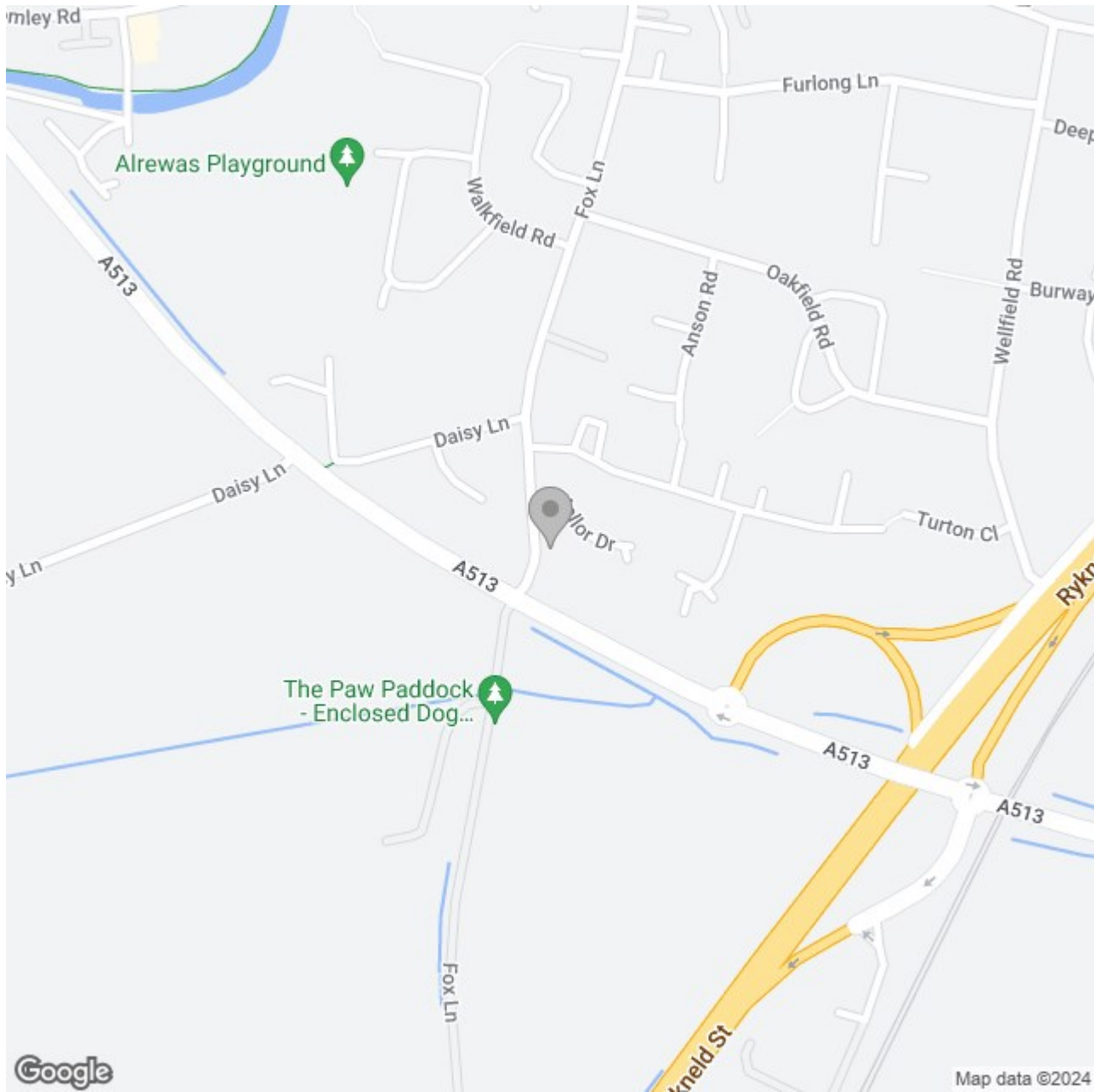
Approximate total area⁽¹⁾

93.91 m²
1010.79 ft²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	