

# Great Furlong

Alrewas, Burton-on-Trent, DE13 7ER

John   
German





MAK - MINE A DOUBLE

# Great Furlong

Alrewas, Burton-on-Trent, DE13 7ER

£475,000

**A superbly presented, family sized detached house in a quiet cul de sac very close to the heart of the village with primary school, village shops/amenities and canal side walks all on the doorstep.**



Leading off Furlong Lane, Great Furlong is a pleasant and established small cul de sac of similar homes with this property sitting well back from the roadside behind a deep in and out driveway and having a lovely semi open aspect overlooking the school playing fields. The accommodation is uPVC double glazed and gas centrally heated throughout and has a modern and pleasant standard of décor and fittings.

An enclosed storm porch gives access to the entrance hall with stairs to first floor, access to the lounge and an attractive laminate flooring throughout the hall and lounge.

The stylishly presented lounge has a walk in bay window to the front and a feature brick fireplace with gas fire fitted.

The heart of the home is undoubtedly the refitted breakfast kitchen with its comprehensive range of pale grey base, wall and drawer units, marble worktops, upstand, breakfast bar and window sill, inset sink unit, built in eye level double oven, gas hob and extractor hood, integral fridge freezer and dishwasher. There is open access into the adjoining dining area with floor tiling to match in both rooms, a continuing matching range of units and excellent natural light courtesy of dual aspect windows/doors.

Also leading off the kitchen is a good sized utility room and access there into a two piece fitted guest cloakroom and internal access to the single garage.

Offering versatile use, there is an additional room that leads off the dining area that is currently used as a playroom but could easily make a snug/home office/occasional bedroom.

Completing the ground floor accommodation is the useful garden room that leads off the dining room and has views and access to the patio and garden.

On the first floor, a centre landing provides access to the four bedrooms and family bathroom and has a side aspect window. The master bedroom is an excellent size and has both front and rear facing windows together with a modern laminate flooring and access to a contemporary white and chrome en suite shower room with quadrant shower enclosure, low level WC, wash hand basin, built in storage cupboards, under floor heating and fully tiled walls.

Bedrooms two and three are both double sized rooms and bedroom four makes either a children's bedroom/nursery or an ideal home office. The family bathroom has been extended to twice its original size and offers a fully tiled stylish room with bath, separate shower, low level WC and wash hand basin/vanity unit.

Outside is a single garage with double front doors, rear internal door, light and power. There is a fully block paved in and out driveway with feature brick built planters and gravelled bed. The westerly facing rear garden is a good size and offers attractive areas of block paving, stone patios, lawn, fenced borders and a variety of shrubs and perennials together with timber garden shed and bin store area.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

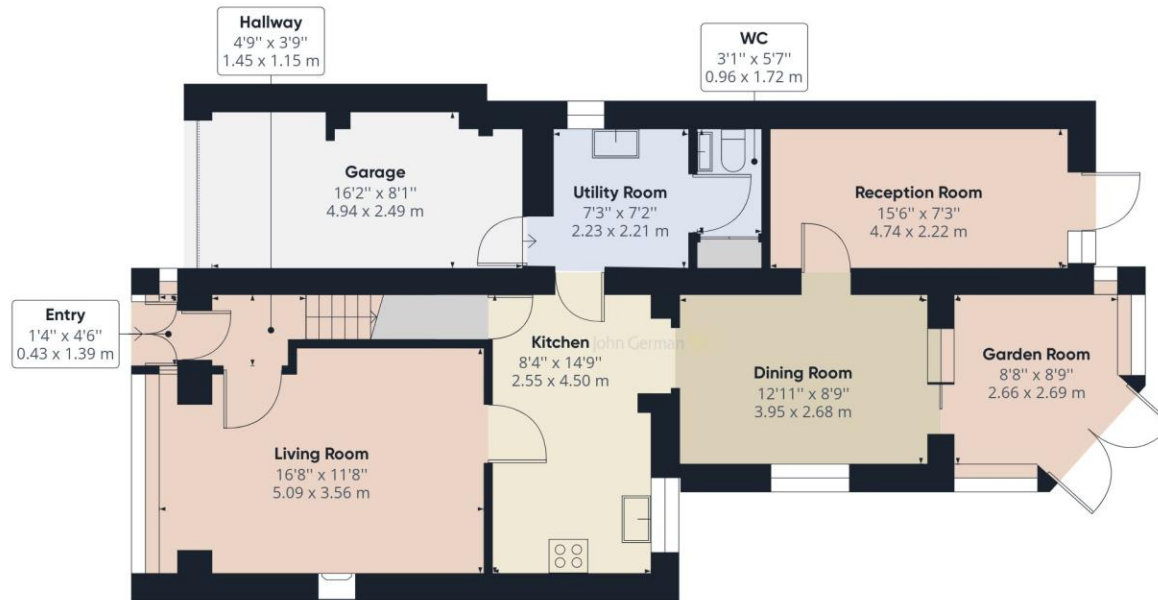
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA06062023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band E





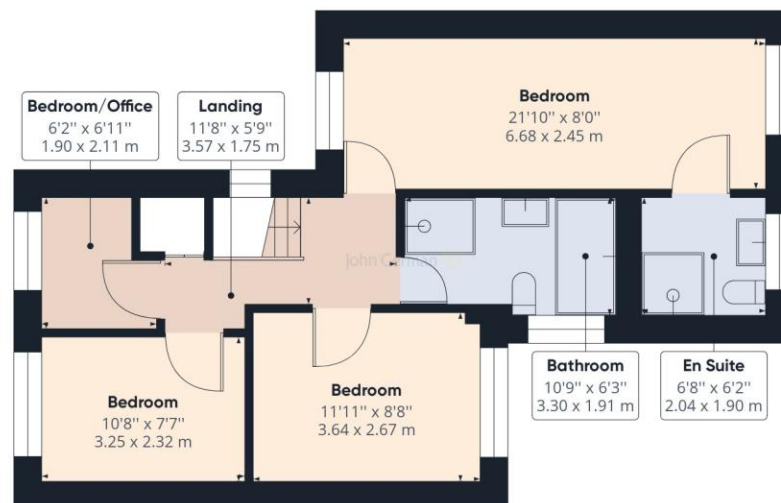


Ground Floor

Approximate total area<sup>(1)</sup>

1466.18 ft<sup>2</sup>

136.21 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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