

Foxton Close

Alrewas, Staffordshire, DE13 7FE

John 
German





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£550,000

This beautifully appointed detached family home is situated within a quiet cul-de-sac in the highly desirable village of Alrewas, presented to a high standard throughout and benefitting from ample off-road parking and a double garage.



Finished to an excellent standard throughout is this stunning four bedroom detached family home, positioned in a quiet cul-de-sac in the ever popular village of Alrewas which appeals to all age groups with a superb range of local amenities and facilities including a popular village butchers, traditional country pubs, a Co-Op supermarket, doctors surgery, pharmacy and dentist. The village is also home to the national memorial Arboretum and is well placed for commuters with nearby road links including the A38, A50 and M6 motorways. Train stations are in the nearby city of Lichfield and the market town of Burton-on-Trent and for families, our property on Foxton Close falls within the catchment area for All Saint's Primary School in the village only 0.6 miles away, and for secondary schools, John Taylor High School in the neighbouring village of Barton Under Needwood.

The recessed porch with front door leads into the entrance hall where stairs rise to the first floor and a door leads into the guest cloakroom with low level WC and wash hand basin.

On your left, double doors open into the light and inviting living room with a large window to the front aspect, a beautiful feature fireplace with log burner and double doors opening into the dining/family room which in turn has UPVC double glazed French doors opening out to the rear garden.

The beautifully appointed breakfast kitchen has a recently installed luxury kitchen with an extensive range of wall and base units with quartz worktops, tiled splashbacks with contrasting grey grouting, space for a Rangemaster cooker, inset sink and drainer with mixer tap set beneath the rear facing window and integrated appliances including a Bosch under counter fridge and an AEG dishwasher. The quartz worktop extends to a breakfast bar area and the dining area within the kitchen has windows to the side and rear and a set of double-glazed French doors leading out to the garden.

In addition to the spacious kitchen is the separate utility room which has space and plumbing for a washing machine, wall mounted boiler, sink and drainer, a door out to the side, an internal door giving access to the garage and a useful understairs storage cupboard.

On the first floor the superb gallery landing has an airing cupboard and doors leading off. The main bedroom has a window to the front aspect and an extensive range of built-in wardrobes along one wall and a recently refitted luxury en-suite shower room with a double shower enclosure with rainfall shower head, low level WC and wash hand basin set within vanity units with an illuminated mirror above and a heated towel rail.

The three remaining bedrooms are all doubles with built-in wardrobes; bedroom two is particularly spacious and completing the accommodation is the family bathroom which has a four piece suite including a double shower enclosure with rainfall shower head, a centre fill spa bath, WC and wash hand basin with attractive tiling.

Outside to the front is a large tarmac and block paved driveway providing ample off-road parking. This leads to the integral double garage with up and over door, power and lighting. To the rear is a low maintenance garden with patio seating areas and shaped lawns with borders having an array of plants, trees and shrubs.

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.environment-agency.co.uk

Our Ref: JGA/12102020

Local Authority/Tax Band: Lichfield District Council / Tax Band F







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

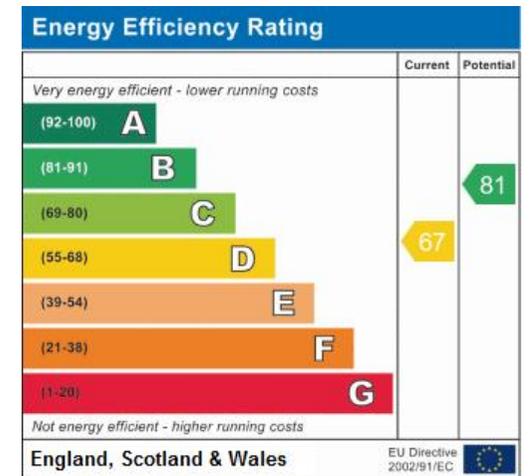
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