



PRETTY PENNY | WILLIAM IV ROAD | ALREWAS | STAFFORDSHIRE | DE13

Downes
&
Daughters
ESTATE AGENCY



PRETTY PENNY

WILLIAM IV ROAD | ALREWAS | STAFFORDSHIRE | DE13 7AN

£625,000

A truly exceptional detached dormer bungalow, boasting 2,324 sq.ft of accommodation, occupying an enviable and wonderfully central plot on this desirable residential street. This delightful home has undergone major refurbishment by the current owners, creating spacious and flexible accommodation presented in a tasteful modern style throughout. The original layout has been extended and reconfigured to create larger entertaining spaces and more opulent bedrooms and bathrooms. With the first floor now providing five separate rooms and two bathrooms. The internal accommodation comprises: A spacious entrance hallway with door to the garage, useful central study, attractive living room with log burner, striking modern kitchen with central island and bi-fold door to the rear garden, formal dining room formerly used as a ground floor bedroom, sitting room and luxury shower room.

The first floor space has been cleverly exploited and now offers an opulent principal bedroom with built in wardrobes and an en suite shower room, two further traditional bedrooms and a family bathroom. The interesting twist is that there are still a further two rooms with restricted height doorways which are used as hobby rooms, studies and occasional bedrooms. Also offering useful eaves storage areas. Externally there is a neat lawned front garden and an impressive private driveway providing parking for a number of vehicles, EV charger, integral garage and a beautifully landscaped west facing rear garden with good levels of privacy. Viewing is essential to appreciate the flawless modern presentation of this property and the extent and flexibility of the accommodation on offer.



GROUND FLOOR

- Spacious & Wonderfully Bright Entrance Hallway With Door To Garage
- Study
- Double Glazed Doors Opening To Living Room With Log Burner
- Striking Modern Kitchen With Central Island & Bi-fold Access To Rear Garden
- Formal Dining Room Or Ground Floor Bedroom
- Sitting Room With Double Doors To Rear Garden
- Luxury Ground Floor Shower Room
- Storage Cupboard





FIRST FLOOR

- Landing With Storage Cupboards
- Principal Bedroom With Built In Wardrobes
- En Suite Shower Room
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Restricted Head Height Doorways Lead To Two Further Bedrooms Or Hobby Rooms / Studies







WHY WE LOVE THIS HOUSE...

"Alrewas is a friendly, busy village. So many activities going on for all ages. You will have a warm welcome and can make friends easily here. Pretty Penny is in a central location just round the corner we have a doctor's surgery, dentist and pharmacy, hairdressers, co-op and takeaways, along with three pubs! The house feels very spacious and great for entertaining. The layout gives us different spaces for living, working and hobbies. Alrewas is also in the catchment area for John Taylor high school and there is a primary school in the village".



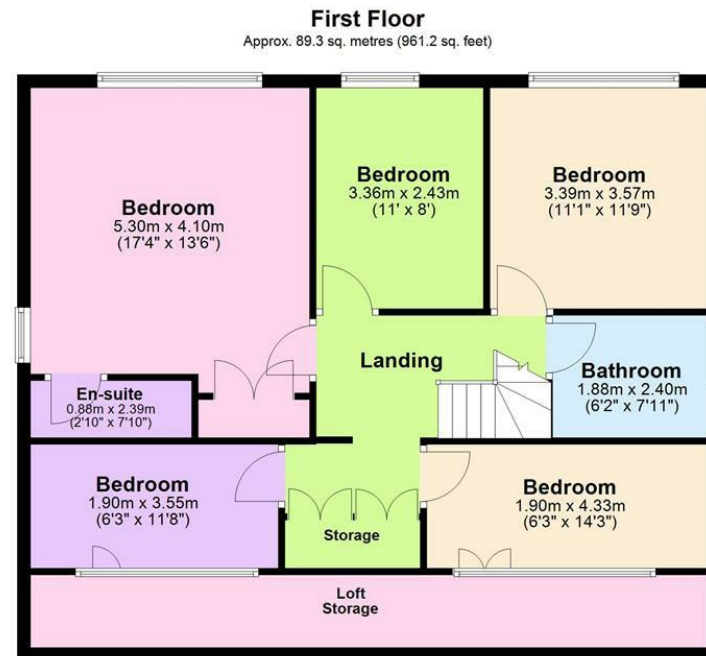
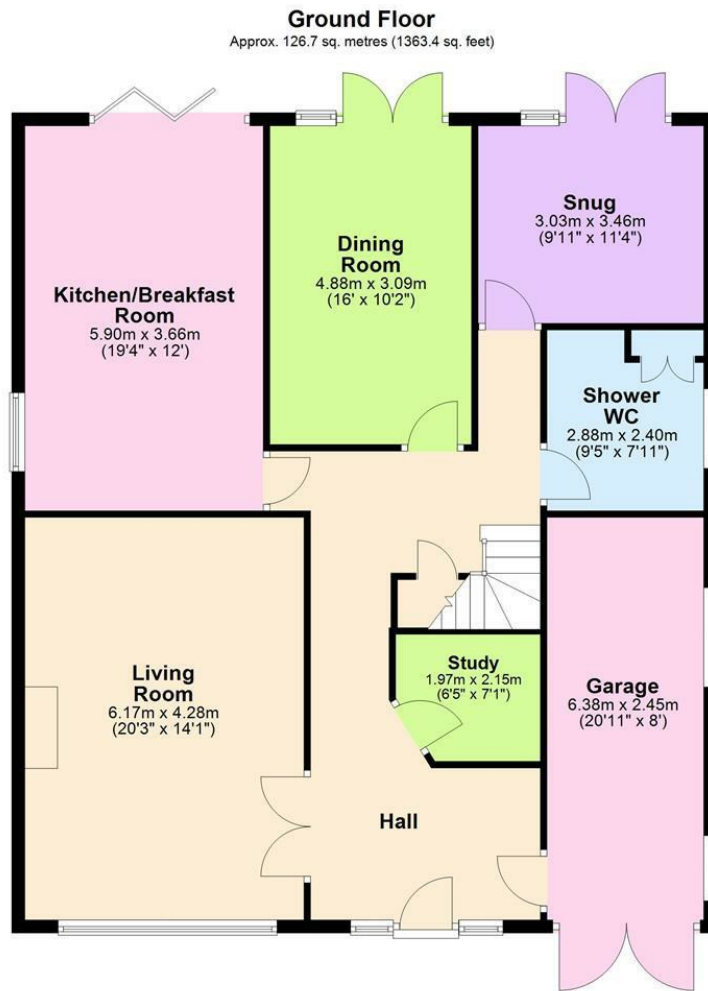


OUTSIDE

- Neat Lawned Front Garden
- Impressive Private Tarmac Driveway Providing Parking For A Number Of Vehicles
- EV Charger
- Single Integral Garage
- Gated Side Access
- Beautifully Presented West Facing Rear Garden With Good Levels Of Privacy
- Shaped Lawn & Patio Seating Areas
- Stylishly Planted Borders
- Raised Vegetable Bed
- Timber Summer House







Total area: approx. 216.0 sq. metres (2324.6 sq. feet)



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