



5 | FURLONG LANE | ALREWAS | STAFFORDSHIRE | DE13 7EE

Downes  
&  
Daughters  
ESTATE AGENCY







# 5

FURLONG LANE | ALREWAS | STAFFORDSHIRE | DE13 7EE

OFFERS OVER £800,000

An exceptional luxury bungalow with a south facing garden, occupying a substantial plot on this select section of Furlong Lane, conveniently positioned for easy access to the centre of the village and all of Alrewas's long list of amenities. Constructed by a local builder for his own family to an individual design and then benefitting from further improvements by younger family members, this extensive property is now presented for sale in a faultless contemporary style.

Extending to an impressive 2,278 square feet, the enormously flexible accommodation provides a spacious entrance hallway opening in to a large family room. An internal opening looks through to a useful study, the sprawling living room boasts a bespoke exposed brick inglenook fireplace and has double doors to the garden. An inner hallway with guest cloakroom and utility links to the contemporary breakfast kitchen and stylish dining and sitting room complete with log burner.

The principal bedroom has built in wardrobes and an en suite shower room, bedroom two also with built in wardrobes and bedroom three share the family bathroom. Plantation shutters are fitted to the majority of windows. Externally the gardens have been impressively landscaped to an impeccable standard with large patio seating areas, impressive covered bar and BBQ area, manicured lawns, raised sleeper borders and gated access on both sides. Further benefits include a detached garage with electric sectional door, extensive private driveway with separate gated section for secure parking, attractive walled front garden and numerous storage areas. All contributing to a rather impressive frontage and considerable 'kerb appeal'.

Viewing is essential to appreciate the thoroughly impressive nature of this home.





## LIVING ACCOMMODATION

- Porch Entrance
- Spacious Hallway Opening In To...
- Family Room
- Study
- Formal Living Room With Bespoke Inglenook Fireplace & Double Doors To Rear Garden
- Inner Hallway With Guest Cloakroom & Utility & Door To Side Return
- Contemporary Breakfast Kitchen With A Wealth Of Integrated Appliances
- Striking Dining & Sitting Room With Log Burner & Double Doors To Garden









## BEDROOMS & BATHROOMS

- Hallway With Large Airing Cupboard/Drying Room
- Principal Bedroom With Fitted Wardrobes
- En Suite Shower Room
- Bedroom Two With Built In Wardrobe
- Bedroom Three
- Family Bathroom

















## OUTSIDE

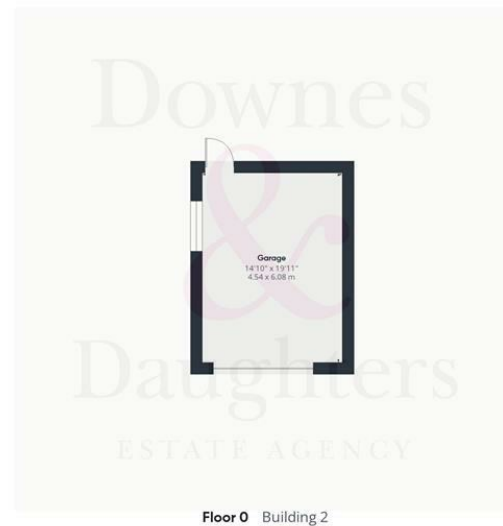
- Impressive Frontage With Masses Of Kerb Appeal
- Extensive Block Paved Private Driveway
- Gated Inset Drive For Secure Parking
- Stylishly Presented Lawned Front Garden With Boundary Wall
- Gated Access On Both Sides
- Detached Garage With Electric Sectional Door
- Manicured South Facing Rear Garden
- Extensive Patio Seating Areas
- Neat Raised Borders
- Impressive Bar & BBQ Area/Outdoor Kitchen











**Approximate total area<sup>(1)</sup>**  
 2278 ft<sup>2</sup>  
 211.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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