



17 | FOX LANE | | STAFFORDSHIRE | DE13 7EG

Downes
&
Daughters
ESTATE AGENCY



17

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£795,000

An exceptional four bedroom detached family home with no onward chain, on one of Alrewas's most desirable addresses. At the heart of this popular Staffordshire village and falling within the John Taylor catchment area, 17 Fox Lane was completed in 2022 by Levison Rose Homes, renowned for its local dominance of the luxury home market. Providing a modern alternative to the homes that have dominated these central locations for many years. Finished to an exacting standard, the flawlessly stylish and sumptuous accommodation extends to 2,211 square feet offering a flexible, family friendly, layout with an attractive balance of contemporary open plan spaces and more cosy reception rooms. The ground floor accommodation provides a grand entrance hallway with a striking oak and glass staircase rising to an opulent gallery landing, guest cloakroom, charming living room with log burner, utility room, plant room and a breath taking kitchen. Extending to 33ft across the entire width of the house, it is the perfect sociable family hub, with formal and informal dining, comfortable seating, a

'fully loaded' kitchen, with a wealth of Neff appliances, quartz work surfaces, and double doors giving access to the rear garden. Did we mention the integrated Sonos speaker system providing the perfect backdrop to the sociable gatherings these houses were built to host. The first floor boasts an elegant gallery landing, four bedrooms all with plantation shutters and two with fitted wardrobes, two stylish en suite shower rooms and a luxury family bathroom. All finished with Porcelanosa tiling. Externally the attractive block paved private driveway provides 'side by side' parking for three cars in addition to the single garage and the west facing rear garden with artificial lawn, patio seating areas and great levels of privacy.

Viewing is essential to appreciate the level of finish and exacting standard of this delightful home and its enormously desirable position within the village.



GROUND FLOOR

- Impressive & Naturally Bright Entrance Hallway With Striking Oak Staircase To First Floor Gallery Landing
- Guest Cloakroom
- Sprawling Open Plan Kitchen Dining & Family Space With Double Doors To Garden
- Large Central Island For Informal Dining & A Wealth Of Fitted Appliances
- Spacious Yet Cozey Living Room With Exposed Brick Fireplace & Multi-Fuel Stove
- Utility Room With Door To Side Return
- Plant Room





FIRST FLOOR

- Dramatic Gallery Landing With Airing Cupboard
- Principal Bedroom Suite With Fitted Wardrobes & Dressing Area
- Opulent En Suite Shower Room
- Bedroom Two / Guest Suite With Fitted Wardrobes
- En Suite Shower Room
- Bedroom Three
- Bedroom Four
- Luxury Family Bathroom With Bath & Separate Shower







FURTHER INFORMATION

- Porcelanosa Tiling To Bathrooms
- Underfloor Heating Throughout Ground Floor
- CAT 5 Network Cabling
- Heatmiser Smart Zoned Central Heating
- Electric Garage Door & EV Charging Point
- Sonos Integrated Speakers To Ground Floor Living Spaces





OUTSIDE

- Elegant Approach With Huge 'Kerb Appeal'
- Stylishly Planted Front Garden
- Attractive Private Block Paved Driveway Continuing In To Garage
- Single Garage With Electric Door & EV Charger
- Low Maintenance West Facing Rear Garden
- Artificial Lawn & Patio Seating Areas
- Gated Side Access







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