



5 The Cricketers, Alrewas, DE13 7DJ

 Parker
Hall

Set on a sought after private development in the delightful village of Alrewas, this individual detached home is offered with no upward chain and presents substantially remodelled and improved interiors, five double bedrooms and superb outside space including landscaped wrap around gardens and a detached double garage. A stunning master suite, extension to the kitchen and refitted en suite enhance the quality finish to this outstanding home which presents versatile accommodation set over two floors, ideal to suit a growing family or those requiring self contained ancillary accommodation.

The interiors comprises briefly porch and reception hall with contemporary oak and glass staircase, two reception rooms, open plan living/dining kitchen to the ground floor, with a ground floor bathroom, bedroom and sitting room/fifth bedroom providing versatile space for use as additional accommodation, an annexe or a self contained home office suite. The first floor split and galleried landing leads into three luxurious bedroom suites, with the master having a walk in wardrobe and refitted shower room. Two additional double bedrooms are each serviced by en suite bathrooms, and there is also a useful laundry

room with fitted units, a sink and spaces for a washing machine and tumble dryer. To the front, there is parking for a number of vehicles as well as a detached double garage with studio/ with gated access from either side opening into delightful landscaped gardens which extend to the sides and rear. The property benefits from full double glazing and mains gas central heating (2020 boiler) and an internal viewing is highly advised to appreciated the space and idyllic position with this popular village.

The popular rural village of Alrewas is set within a picturesque Conservation area between the River Trent and the Trent & Mersey canal. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and Dental Practice, and the gardens lead directly onto Canal towpath where many rural walks can be enjoyed.

The property lies within a highly regarded school catchment area including All Saints Primary in the village which feeds into John Taylor High in Barton under Needwood.

Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.

- Individual Detached Home with No Chain
- Desirable Private Development
- Refurbished, Extended & High Spec Finish
- Potential for Annexe/Home Office Suite
- Two Spacious Reception Rooms
- Open Plan Living/Dining Kitchen
- Impressive Reception Hall
- Five Double Bedrooms
- Two En Suites & Two Bathrooms
- Parking & Double Garage
- Landscaped Wrap Around Gardens
- Secluded Setting in Executive Development
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

A paved pathway to the front door where a canopy porch opens into:

Reception Hall 4.6 x 3.6m (approx 15'0 x 11'9)
An impressive welcome to this individual home having a tiled entryway, a contemporary oak and glass staircase rising to the galleried landing with storage below and doors opening into:

Dining Room 6.16 x 4.18m (approx. 20'2 x 13'8)
A well presented reception room having a bay window to the side, further door and window out to the gardens and a bar area which is fitted with base units and space for a wine fridge



Sitting Room 5.56 x 5.0m (approx 18'2 x 16'4)

Another immaculate and generous living space having windows to two sides, double doors out to the gardens and a traditional exposed brickwork fireplace housing a gas fire with beam lintel above

Open Plan Family Kitchen 8.3 x 4.01m (approx. 27'2 x 13'1)

Having been beautifully remodelled and extended, this open plan **Kitchen** comprises a modern range of gloss wall and base units with rose gold accents and quartz worktops over, housing an inset sink with side drainer and a range of integral appliances including dishwasher, fridge freezer, double Neff ovens and induction hob. The worktops extend to one side to create a breakfast bar and Karndean flooring extends into the **Family Room** where windows to either side overlook the gardens, an Orangery skylight provides plenty of natural light and double doors open to the exterior

Utility 2.69 x 1.02m (approx. 8'9 x 3'4)

Accessed from the rear aspect, the utility has fitted base units housing an inset sink, space for washing machine and a further space for a fridge freezer

From the **Reception Hall** a door opens to a **Hallway** leading off into:

Lounge/ Bedroom Five 4.31 x 3.56m (approx. 14'1 x 11'8)

This versatile space is ideal as a reception room or further bedroom, having French doors to the gardens and a fitted walk in wardrobe having a radiator and ample fitted storage and hanging space

Bedroom Four 3.81 x 3.14m (approx. 12'5 x 10'3)

Currently fitted out as a study but ideal for use as a fifth double bedroom, having window to the side aspect and a fitted wardrobe

Bathroom 2.72 x 1.77m (approx. 8'11 x 5'9)

Comprising fitted wash basin, low level WC, bidet, double ended bathtub and double shower, with crushed marble tiled splash backs, tiled flooring, chrome heated towel rail and a window to the side





An oak and glass staircase rises to the first floor **Galleried Landing** where the stairs split in two directions to give access to a large landing with skylights, a fitted **Airing Cupboard** and a door into:

Master Bedroom 7.11 x 3.78, 2.23m (approx. 23'3 x 12'4, 7'3)

A spacious principal bedroom having window to the front, dressing area and a door to a walk in wardrobe. A pocket door into:

Refitted En Suite 2.95 x 1.74m (approx. 9'8 x 5'8)

Comprising a modern suite having fitted wash basin, WC and double shower, with tiled flooring and splash backs, fitted mirror with vanity lighting and an obscured window

Bedroom Two 5.78 x 3.46m (approx. 18'11 x 11'4) - max

With a window to the side and further feature window to the front

En Suite Bathroom 4.4 x 2.07m (approx. 14'5 x 6'9)

A white suite comprises twin wash basins, WC, bidet, double ended Jacuzzi bathtub and double shower cubicle with dual shower heads, having crushed marble tiling to walls, tiled flooring, an obscured window to the rear and a chrome heated towel rail

Bedroom Three 5.05 x 4.12m (approx. 16'6 x 13'6)

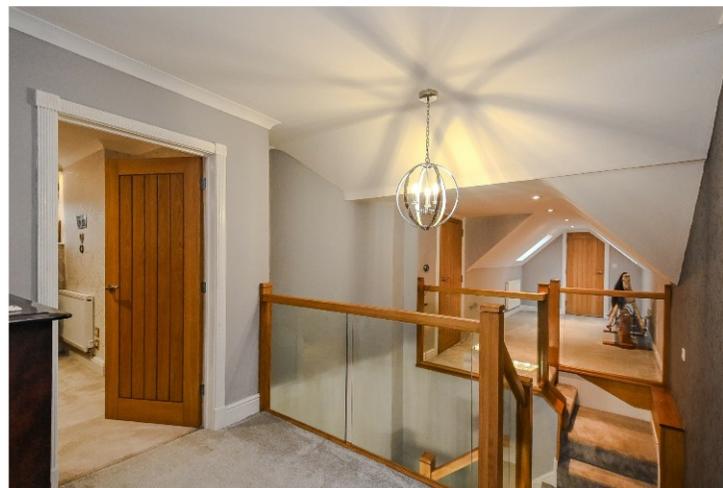
A spacious principal bedroom having windows to the rear aspect and private use of:

En Suite 4.29 x 2.13m (approx. 14'0 x 7'0)

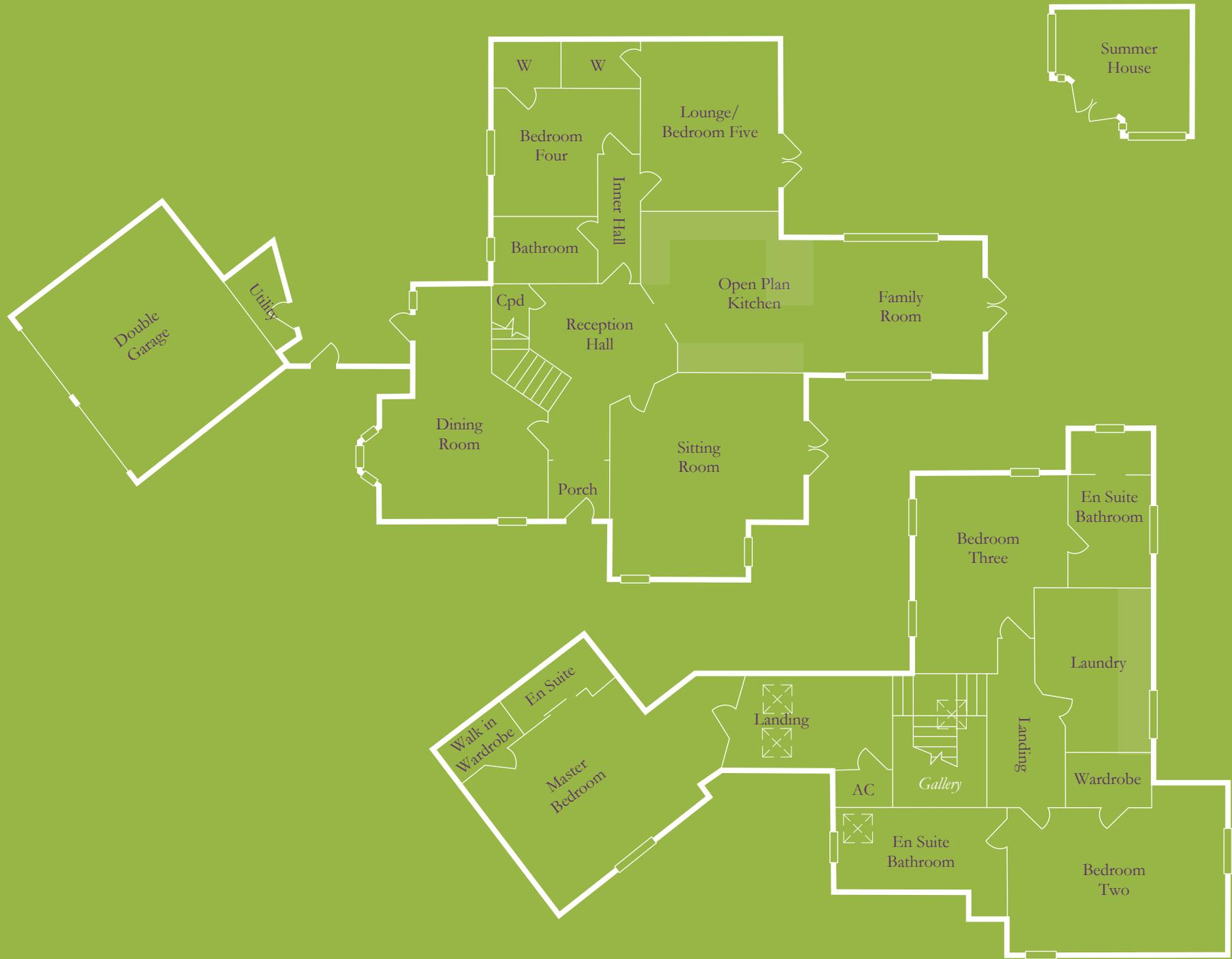
Fitted with a modern suite comprising twin fitted wash basins, double shower and double ended bathtub with a low level WC and bidet beyond a privacy wall to one end. The en suite has crushed marble tiled splash backs, tiled flooring, a chrome heated towel rail and windows to two sides

Laundry Room 4.89 x 2.92m (approx. 16'0 x 9'7) - max

This superb and practical addition, this laundry room a range of laundry storage, shelving and hanging space, as well as a range of base units with an inset sink, housing spaces for a washing machine and tumble dryer









Outside

Accessed off Daisy Lane, The Cricketers is a private development formed by a handful of executive detached homes. The property benefits from private parking for a number of vehicles and well tended gardens extend to the front, having gated access to either side of the house leading to the rear gardens

Double Garage 5.45 x 5.23m (approx 17'10 x 17'1)
 With twin electric entrance doors, power, lighting and a pedestrian door to the gardens

Gardens

The stunning gardens extend to all sides of the property and have been landscaped to a high degree to create various entertaining spaces and lawns. A block paved terrace provides an attractive space for outdoor seating to one side and there is gated access leading onto the driveway to the front

To the other side of the property are immaculately landscaped walled gardens enjoying much privacy and having shaped and edged lawns, a paved terrace and an ornamental garden pond. Steps rise to a bespoke summer house which features power and lighting and throughout the securely enclosed garden there is backlighting to the borders and pond as well as a range of exterior power points



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