



Mill End Lane, Alrewas, Burton-On-Trent

£565,000

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Summary - Location, location location. Ever heard of that saying? Well this property doesn't just boast the perfect location, sitting in the highly desirable village of Alrewas, with all of its amenities. This property also proves that its also all about position, position, position. And that's because it is situated within the conservation area, on the edge of the village with a field to the rear and a stunning view over All Saints Church to the front. The property comes to the market well presented throughout with generous accommodation and comprises a through entrance hall, guest WC, large living room, generous dining room and superb contemporary breakfast kitchen with rear porch and utility off. Upstairs are four bedrooms including three generous doubles and a modern family bathroom. Outside is a driveway providing plenty of parking in front of the garage, and a gate provides access down one side to the rear garden which is beautifully landscaped with a patio, lawn and mature shrub beds. This really is a must view home so don't miss out and book in early!

Through Entrance Hall With Guest WC Off

Living Room - 5.65m x 3.64m (18'6" x 11'11")

Dining Room /Family Room - 5.04m x 2.43m (16'6" x 7'11")

Kitchen - 4.33m x 2.85m (14'2" x 9'4")

Rear Porch With Utility Room Off

Landing

Master Bedroom - 4.57m x 3.13m (14'11" x 10'3")

Bedroom Two - 3.51m (max into robes)x 3.17m (11'6"(max into robes) x 10'4")

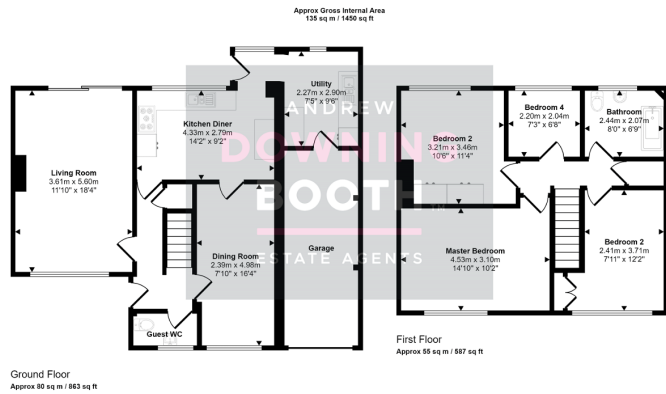
Bedroom Three - 3.07m x 2.48m (10'0" x 8'1")

Bedroom Four - 2.25m x 2.06m (7'4" x 6'9")

Bathroom

Garage - 6.34m x 2.45m (20'9" x 8'0") & **Exterior**





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom scales are representative only and may not look like the real items. Made with Made Snappy 360.



- Four Bedroom Detached Home Sitting In The Village Of Alrewas
- Plenty Of Parking & Attractive Rear Garden With Large Patio
- Utility Area, Garage Modern Bathroom & Guest WC
- Backing Onto Fields & With A Beautiful Outlook Over The Church To The Front
- Generous Living Room, Spacious Dining Room & Contemporary Kitchen Diner
- Well Presented Throughout & Viewing Highly Advised

