



8 Navigation Wharf, Alrewas, DE13 7BH



Set within this prestigious and exclusive development is this beautifully presented semi detached home, benefitting from contemporary open plan interiors, four good sized bedrooms and dual aspect countryside and canal views. Completed in 2018 by a reputable independent builder known for their excellent standard of finish, this contemporary home benefits from superb specification including a comprehensively fitted kitchen with quartz worktops and integral appliances, Porcelanosa bathroom tiling, under floor heating to the ground floor and oak internal doors to the ground floor. The interiors comprise briefly reception hall, lounge, open plan kitchen with living and dining areas and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a luxury family bathroom, and the second floor being laid to a master suite with shower room. Outside, the property benefits from a secure intercom/fob gated access into a courtyard which is home to allocated parking, visitors parking and a car port. To the rear is a secluded garden backing onto the canal, where pleasant walks can be enjoyed from the property's doorstep. The property lies within an Outstanding school catchment area and retains 8 years IC warranty.

Navigation Wharf lies on the outskirts of Alrewas, a popular village set within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy, dentists and more. The property lies within catchment for the All Saints primary school which feeds into the highly regarded John Taylor High in Barton under Needwood and there are an excellent range of independent schools also nearby including Repton and Lichfield Cathedral. 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.

- Contemporary Village Home
- Exclusive Gated Courtyard Setting
- Superb Specification throughout
- Open Plan Living & Dining Kitchen
- Separate Lounge
- Reception Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- Master En Suite & Luxury Bathroom
- Well Tended Rear Garden
- Dual Aspect Canal & Countryside Views
- Outstanding School Catchment
- 8 Yrs International Construction Warranty

The composite front door opens into:

Reception Hall

A spacious welcome to this contemporary home, having stairs rising to the first floor, engineered oak flooring and doors opening into to a useful storage cupboard and:

Lounge 3.94 x 3.29m (approx 12'11 x 10'9)

A beautifully presented reception room having window to the front aspect and oak sliding doors opening into:

Open Plan Living & Dining Kitchen 6.2 x 5.08, 3.34m (approx 20'4 x 16'8, 10'11)

An impressive open plan space formed by a quality fitted kitchen, formal dining area and sitting room. The **Kitchen** comprises a range of grey wall and base units with marble effect quartz worktops over, housing an inset Belfast sink and integral appliances including dishwasher, fridge, freezer, double oven, induction hob with extractor above and washer/dryer. There is a window to the rear aspect and engineered oak flooring extends into the **Dining Area** where sliding oak doors lead into the **Lounge**. The **Sitting Room** features bifold doors opening out to the rear terrace and gardens and a traditional wood burning stove with beam lintel over is set to slate hearth

Cloakroom

Fitted with vanity wash basin and WC and having bespoke wooden panelling to splash backs and an obscured window to the side





Stairs rise to the **First Floor Landing** where there is a fitted **Airing Cupboard** housing the boiler and doors open into:

Bedroom Two 5.02 x 3.28m (approx 16'5 x 10'9)
A generous bedroom having window to the rear with pleasant views over the canal

Bedroom Three 3.94 x 3.29m (approx 12'11 x 10'9)
Another double room having a window to the front

with attractive rural views

Bedroom Four/Study 2.76 x 1.88m (approx 9'0 x 6'1)
Ideal as a home office or single bedroom, having a skylight to the front

Family Bathroom 3.45 x 2.77m (approx 11'4 x 9'1)
Comprising a contemporary suite having wash basin set to vanity unit, WC, shower with Grohe dual



handheld and rainfall shower heads and freestanding bathtub, with Porcelanosa tiled flooring and walls, a heated towel rail and an obscured window to the rear

Stairs continue to the **Second Floor Landing** where there is a Velux skylight and a door opening into:

Master Bedroom 5.27 x 3.28m (approx 17'3 x 10'9)
Another beautifully presented space having Velux

skylights with dual aspect views over the canal to therear and countryside and the church spire to the front. With private use of:

En Suite 2.87 x 2.75m (approx 9'4 x 9'0)
Fitted with a contemporary suite having wash basin set to vanity unit, WC and walk in shower with Grohe dual handheld and rainfall shower heads, with Porcelanosa tiled flooring and walls, a heated towel rail and a skylight



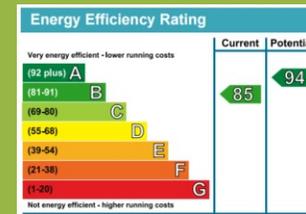
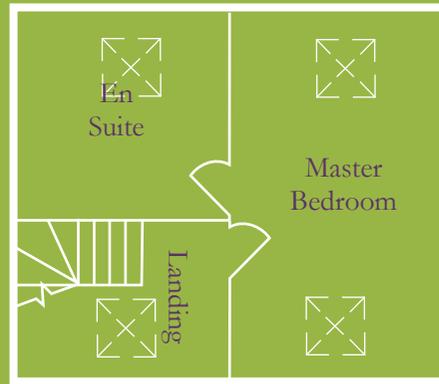
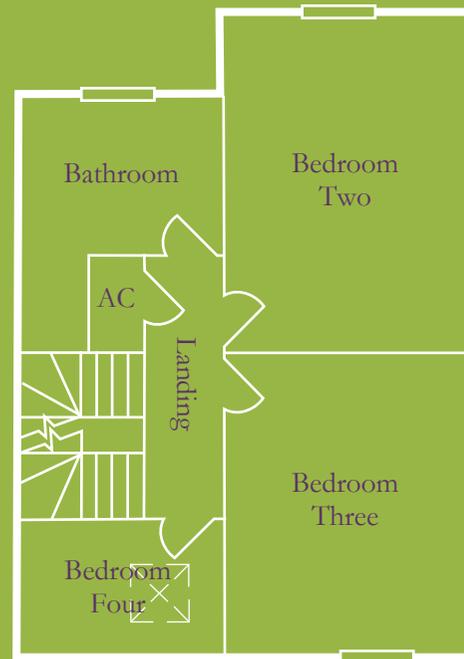
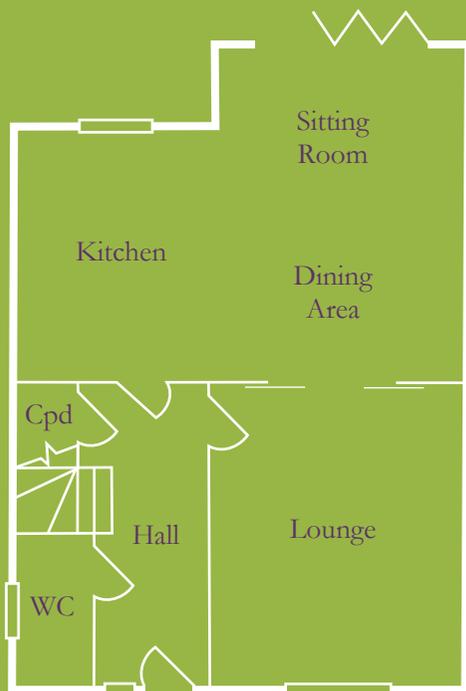


Outside

The property is set within an exclusive courtyard accessed via electric intercom/fob operated gates. Within the courtyard there is **Allocated Parking**, further **Visitors Parking** and an oak framed **Car Port** belonging to the property

Gardens

To the rear is a well tended garden enjoying an excellent degree of privacy, laid to a paved terrace, lawns and a fenced boundary. The rear of the property benefits from an open aspect backing onto the canal and there is exterior lighting, a water point and a gate leading to the front aspect



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2014 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.