



1 Kents Place, Alrewas, DE13 7FH



Set within an exclusive development in the heart of Alrewas is this contemporary semi detached home, benefitting from well presented interiors, three good sized bedrooms and private gardens featuring a bespoke built home office. Completed in 2016 by a reputable independent builder, this modern village home is set within a prestigious gated development in the centre of the village and enjoys easy access to the local village amenities which all lie within minutes walk from the property. The interiors comprise briefly reception hall, versatile dining and living room with wood burning stove, modern breakfast kitchen and cloakroom to the ground floor, with two bedrooms to the first floor serviced by a family bathroom and master en suite, and a third bedroom with en suite to the second floor. Outside, the property benefits from a secure electric gated access into a courtyard where there is allocated parking for two vehicles and further visitors parking. To the rear is a private garden featuring a superb

purpose built home office/studio. The property benefits from a further 6 years house builder's warranty and is an ideal downsize or young family home.

Kents Place lies in the heart 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 an outstanding school catchment area including the All Saints primary school in the village which feeds into the highly regarded 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 (in 80 mins from Lichfield) and the International airports of Birmingham and East Midlands are both within an easy drive.



- Contemporary Semi Detached Home
- Exclusive Gated Development
- Desirable Village Location
- Under Floor Heating to Ground Floor
- Modern Breakfast Kitchen
- Dining & Living Room
- Reception Hall & Cloakroom
- Three Bedrooms
- Two En Suites & Bathroom
- Private Garden with Home Office/Studio
- Allocated & Visitors Parking
- John Taylor School Catchment
- Ideal Downsize/Young Family Home
- 6 Years New Home Warranty remaining

The composite front door opens into:

Reception Hall

Having tiled flooring, stairs rising to the first floor and a useful fitted cupboard. Doors open into:

Kitchen 3.8 x 2.98m (approx 12'5 x 9'9)

The kitchen comprises a range of wall and base

units with complementary worktops over, housing an inset ceramic one and a half sink with side drainer, integral appliances including dishwasher, induction hob and electric oven and spaces for a fridge freezer and washing machine. There is a window to the front and the kitchen has tiled flooring and space for a dining table and chairs

Living & Dining Room 5.7 x 3.29m (approx 18'8 x 10'9)

A spacious reception room having tiled flooring, a window to the rear, double doors out to the garden and ample space for a living area and formal dining space. A traditional wood burning stove is set to a slate hearth

Cloakroom

Fitted with wash basin set to vanity unit and WC, with tiled flooring and a window to the front





Stairs rise to the **First Floor Landing** where doors open into:

Master Bedroom 3.65 x 3.37m (approx 11'11 x 11'0)
A spacious principal bedroom having a window to the rear and private use of:

En Suite 2.17 x 1.71m (approx 7'1 x 5'7)
Comprising pedestal wash basin, WC and double

shower, with tiled flooring and splash backs, an obscured window and a heated towel rail

Bedroom Three 5.71 x 2.75m (approx 18'8 x 9'0) – max

Having a window and a skylight to the front aspect, this room was originally a bedroom and a study and could easily be converted back to create two separate rooms



Bathroom 2.13 x 1.7m (approx 6'11 x 5'6)
Fitted with pedestal wash basin, WC and bathtub with shower attachment, with a heated towel rail, tiled flooring and tiled walls

The staircase continues to the **Second Floor Landing** where a door opens into:

Bedroom Two 3.84 x 3.31m (approx 12'7 x 10'10)
Another good sized double room having a skylight and private use of:

En Suite 2.03 x 1.37m (approx 6'8 x 4'6)
Fitted with pedestal wash basin, WC and shower, with tiled flooring, tiled splash backs, a heated towel rail and a skylight



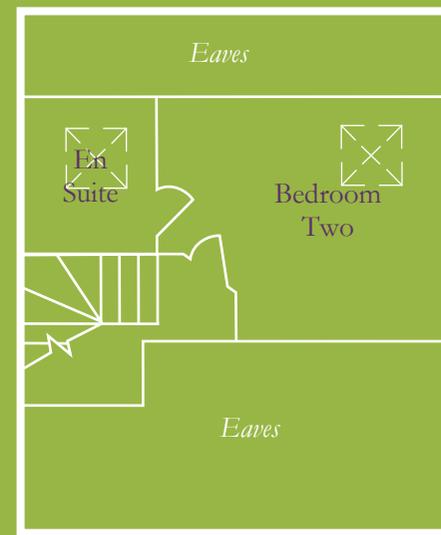
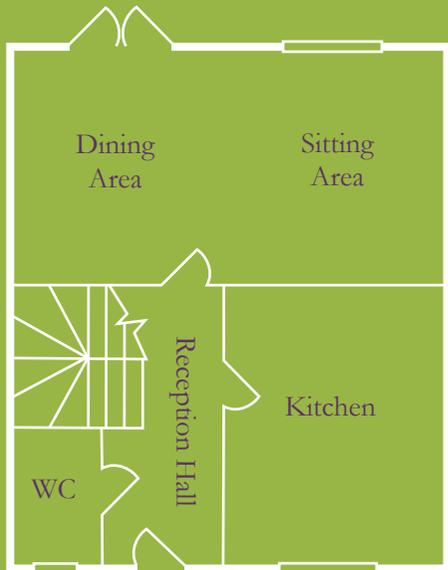
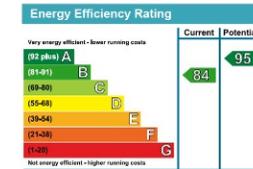


Outside

Kents Place lies in a secluded spot off the Main Street, having secure coded gated access into the courtyard. Within the courtyard there are two allocated parking spaces as well as further visitors parking and a pathway leads to the front door

Rear Garden

Set to the rear is an enclosed lawned garden with paved patio. There is gated access out to a passageway at the side which leads to an area providing shared wheelie bin storage and the garden benefits from power sockets and lighting. In the garden is a superb purpose built **Office/ Studio** 4.47 x 2.46m (approx 14'7 x 8'0), having power, lighting and under floor heating. There are fitted electric blinds and this versatile space has been well insulated is ideal as a home office suite or for use as a garden room



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 2004 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.