



1 Navigation Wharf, Alrewas, DE13 7BH



Set within an exclusive canalside development is this immaculately presented semi detached home, benefitting from contemporary open plan interiors, four good sized bedrooms and beautifully landscaped west facing gardens. Completed in 2018 by a reputable independent builder known for their excellent standard of finish, this attractive village home benefits from superb specification including an upgraded kitchen with granite worktops and integral Neff appliances, under floor heating to the ground floor and oak internal doors to the ground floor. The interiors comprise briefly reception hall, sitting room, open plan dining kitchen 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 a parking, visitors parking and a car port. To the rear is a secluded and beautifully landscaped west facing garden, and Navigation Wharf enjoys a desirable position alongside 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 Dining Kitchen
- Spacious Sitting Room
- Reception Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- Master En Suite & Luxury Bathroom
- Landscaped West Facing Garden
- Car Port & Parking
- Underfloor Heating to Ground Floor
- Desirable Canalside Setting
- 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:

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

A well presented reception room having window to the front aspect and engineered oak flooring which extends into:

Open Plan 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 and formal dining area. The upgraded **Kitchen** comprises a range of wall and base units with Balmoral granite worktops over housing an inset Belfast sink and integral Neff appliances including dishwasher, fridge, freezer, double oven, induction hob with extractor above and washer/dryer. There is a window to the rear aspect and the **Dining Area** features bifold doors opening out to the rear terrace and gardens. 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 4.98 x 3.25m (approx 16'4 x 10'8)
A generous bedroom having window to the rear with pleasant views over the garden and towards countryside

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

A third double bedroom having a window to the front

Bedroom Four/Study 2.77 x 1.93m (approx 9'1 x 6'4)
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 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 5.16m x 3.28m (approx 16'11 x 10'9)

Another beautifully presented bedroom having dual aspect Velux skylights with attractive views towards countryside. 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 tiled flooring and walls, a heated towel rail and a skylight

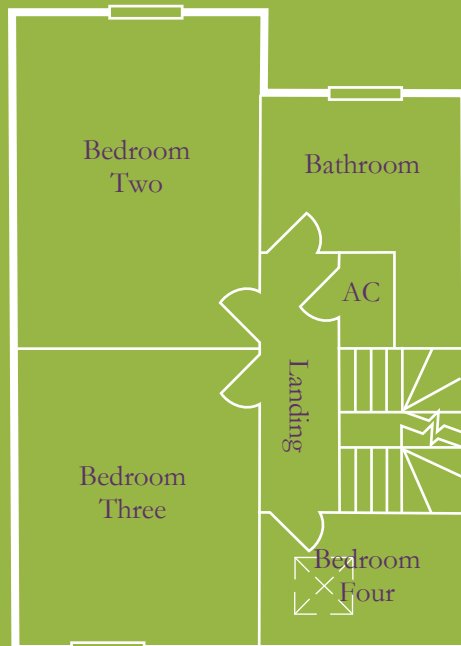




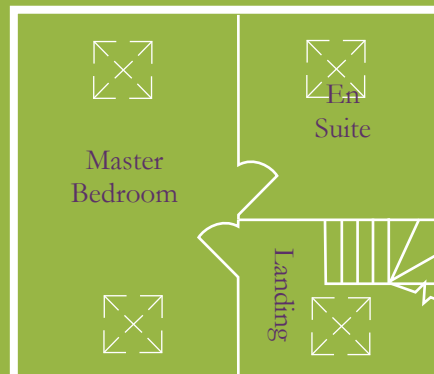
The property is set within an exclusive courtyard accessed via electric intercom/fob operated gates. Within the courtyard there is **Parking** directly to the front of the property to a private block paved driveway, as well as an oak framed **Car Port** which houses parking for a second vehicle and a motorcycle and further **Visitors Parking** spaces

Gardens

To the rear is a beautifully tended landscaped garden enjoying an excellent degree of privacy and a sunny westerly aspect. A paved terrace leads onto lawns featuring shaped borders and a log cabin style garden shed with power and lighting is included in the sale. There is exterior lighting, a water point and a gate leading to the front aspect



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	94



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.