



3 Kents Place, Alrewas, DE13 7FH





Set within an exclusive development in the heart of Alrewas is this contemporary townhouse style home, benefitting from beautifully presented interiors, four bedrooms and an immaculately landscaped rear garden. Completed in 2016 by a reputable independent builder, this attractive modern home is set within a prestigious electric gated community of just four properties in the centre of the village, and enjoys easy access to an array of amenities within a few steps of Kents Place. The interiors comprise briefly reception hall, spacious living room with wood burning stove, modern dining kitchen and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a family bathroom and master en suite, and a fourth en suite bedroom to the second floor. Outside, the property benefits from a secure electric fob/code operated gated entrance into the block paved courtyard. There is allocated parking for two vehicles alongside further visitors parking, with a private and immaculately landscaped rear garden offering a pleasant space to enjoy the peaceful village

location. The property benefits from around 2 years further on the house builder's warranty, and is an ideal downsizer 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 Townhouse
- Exclusive Gated Development
- Desirable Village Location
- Under Floor Heating to Ground Floor
- Modern Dining Kitchen
- Living Room with Wood Burner
- Reception Hall & Cloakroom
- Four Bedrooms
- Two En Suites & Bathroom
- Beautifully Landscaped Rear Garden
- Allocated & Visitors Parking
- John Taylor School Catchment
- Ideal Downsizer/Young Family Home
- Approx 2 Years New Home Warranty

A gable porch and composite front door opens into:

#### Reception Hall

A spacious welcome to this modern home, tiled flooring, stairs rising to the first floor and a useful fitted cupboard. Doors open into:

#### Dining Kitchen 3.8 x 3.0m (approx. 12'5 x 9'9)

The kitchen comprises a range of wall and base units with oak work surfaces over, housing a 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. The boiler is also housed in here

#### Lounge 5.7 x 3.29m (approx. 18'9 x 10'9)

A spacious reception room extending across the rear of the property, having recently fitted carpet, French doors out to the gardens and a window facing the rear. 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** 2.9 x 2.7m (approx. 9'5 x 8'11)  
With a window overlooking the courtyard to the front

**Bedroom Four** 2.7 x (approx. 8'11 x 5'5)  
An ideal dressing room or study, having a skylight to the front



**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 splash backs

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)  
Comprising pedestal wash basin, WC and shower, with tiled flooring, tiled splash backs, a heated towel rail and a skylight





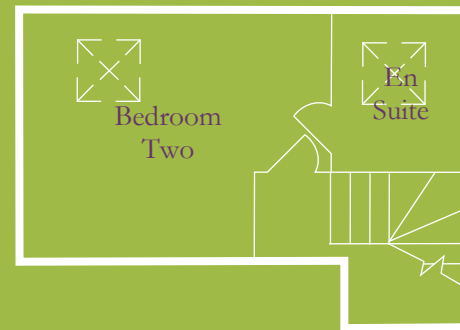


### Outside

The secluded Kents Place lies off Main Street beyond a lengthy block paved drive, having secure fob/code electric gates opening into the courtyard. Within the courtyard there are two allocated parking spaces as well as further visitors parking

### Landscaped Garden

Set to the rear is a beautifully landscaped rear garden, being laid to a paved terrace, feature cobbled pathways and a shaped artificial lawn. There is gated access out to a passageway at the side which leads to an area providing shared wheelie bin storage and the garden shed is included in the sale. The hot tub and water feature are as separate negotiation, and the property benefits from exterior lighting, power and water



**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.