



1 Kents Place, Alrewas, DE13 7FH

 Parker
Hall

Set within an exclusive development in the heart of Alrewas is this contemporary semi detached home, benefitting from well presented interiors, three double bedrooms and private gardens featuring a bespoke built home office. Completed in 2016 by a reputable independent builder, this attractive modern home is set within a prestigious gated community of just four properties in the centre of the village, and enjoys easy access to an array of amenities within minutes walk from the doorstep. The interiors comprise briefly reception hall, spacious living room with wood burning stove, modern dining 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 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 and further visitors parking, with a private rear garden features a superb purpose

built home office/studio. The property is serviced by mains gas central heating and double glazed windows, 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
- Premier Village Location
- Under Floor Heating to Ground Floor
- Modern Dining Kitchen
- Living Room with Wood Burner
- Reception Hall & Cloakroom
- Three Double Bedrooms
- Two En Suites & Bathroom
- Private Landscaped Garden
- Insulated Home Office/Studio
- Allocated & Visitors Parking
- 'Outstanding' School Catchment
- Ideal Downsize/Young Family Home

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. The boiler is also housed in here

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

A spacious reception room extending across the rear of the property, having tiled flooring, 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, fitted wardrobes 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



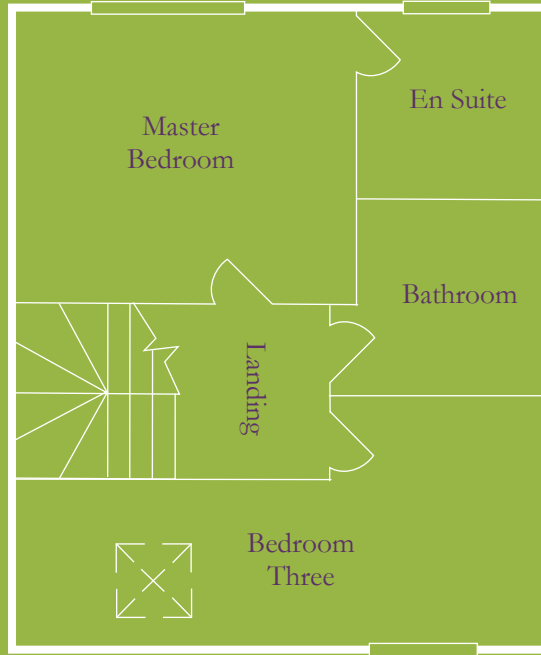
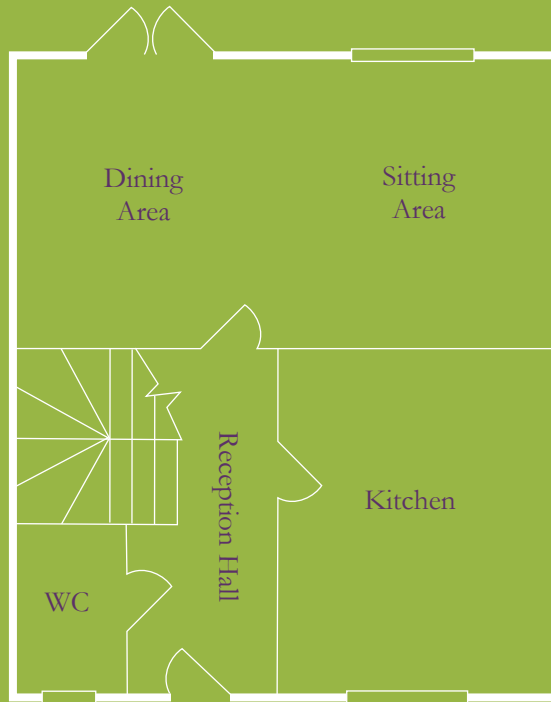
Bathroom 2.13 x 1.7m (approx 6'11 x 5'6)
Fitted with pedestal wash basin, WC and bathtub with shower attachment, with a heated towel rail, tiled flooring and tiled walls

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





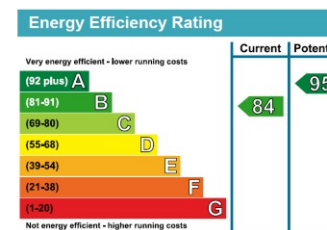


Outside

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

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 exterior power and lighting. A superb purpose built **Office/ Studio** 4.47 x 2.46m (approx 14'7 x 8'0) having power, lighting, under floor heating and fitted electric blinds This versatile space has been well insulated is ideal as a home office suite or for use as a garden room



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