





A beautifully presented three-bedroom semi-detached home, completed in 2024 by Crest Nicholson and benefiting from a remaining 10-year NHBC builder warranty. Situated within the highly desirable village of Alrewas, and falling within the John Taylor High School catchment, this modern home offers stylish open-plan living, contemporary finishes throughout and a well-proportioned, landscaped rear garden. An ideal purchase for first-time buyers, families or those seeking a low-maintenance, turnkey home in a sought-after village location.



## Accommodation

The accommodation is entered via a composite front entrance door into a welcoming hallway, where doors lead to the ground floor WC and the main living accommodation, with stairs rising to the first floor.

The ground floor is centred around an impressive open-plan kitchen, dining and living area, finished with modern herringbone-style flooring and designed for both everyday living and entertaining. The living area enjoys generous proportions with space for a range of seating, a feature media wall and double glazed French doors opening directly onto the rear garden, allowing plenty of natural light.

The kitchen is fitted with a contemporary range of wall and base units with complementary work surfaces, incorporating a four-ring gas hob with extractor over, integrated oven, dishwasher, sink with mixer tap and drainer, integrated fridge freezer and washer drier. The dining area sits comfortably between the kitchen and living space, offering ample room for a family dining table.

A ground floor WC completes the layout, fitted with a modern two-piece suite.

## FIRST FLOOR

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom.

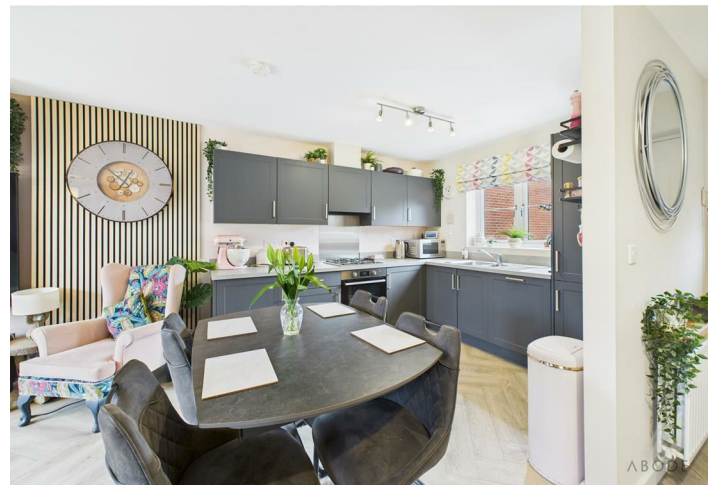
The main bedroom is a generous double room with



fitted wardrobes and additional furniture. Bedroom two is also a comfortable double, ideal as a guest room or second principal bedroom. The third bedroom is a versatile room, suitable for use as a child's bedroom, home office or dressing room.

The family bathroom is fitted with a modern three-piece suite, comprising a panelled bath with shower over, wash hand basin and low-level WC, finished with contemporary tiling and a double glazed window.







## OUTSIDE

To the front, the property enjoys off-street parking via a block-paved driveway, with a pathway leading to the front entrance.

The rear garden is fully enclosed and has been thoughtfully landscaped to include a paved patio area adjacent to the property, a central lawn, raised borders with planting and a further seating area to the rear. A timber garden shed provides useful outdoor storage, and the garden offers an excellent balance of practicality and outdoor entertaining space.



## LOCATION

The property is located in Alrewas, a highly desirable and well-regarded village, particularly popular with families due to its inclusion within the John Taylor High School catchment area. Alrewas offers a range of local amenities including shops, public houses, cafés and highly regarded primary schooling, along with excellent access to surrounding countryside and riverside walks.



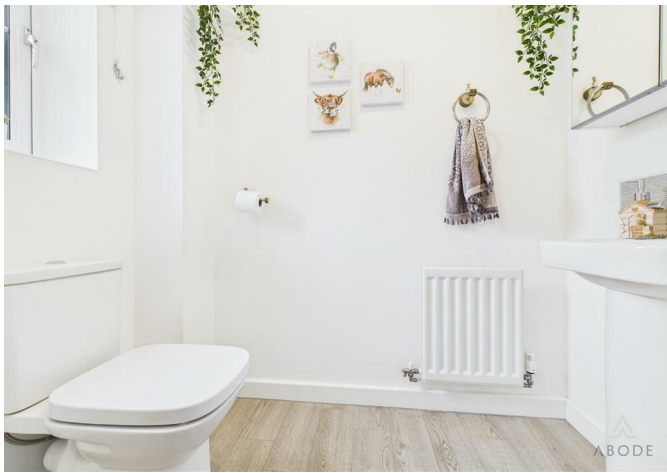
The village is well positioned for commuters, with convenient access to nearby road networks connecting to Burton-on-Trent, Lichfield and the A38, providing onward links to the wider region. Alrewas also benefits from a strong sense of community, making it a consistently sought-after location.

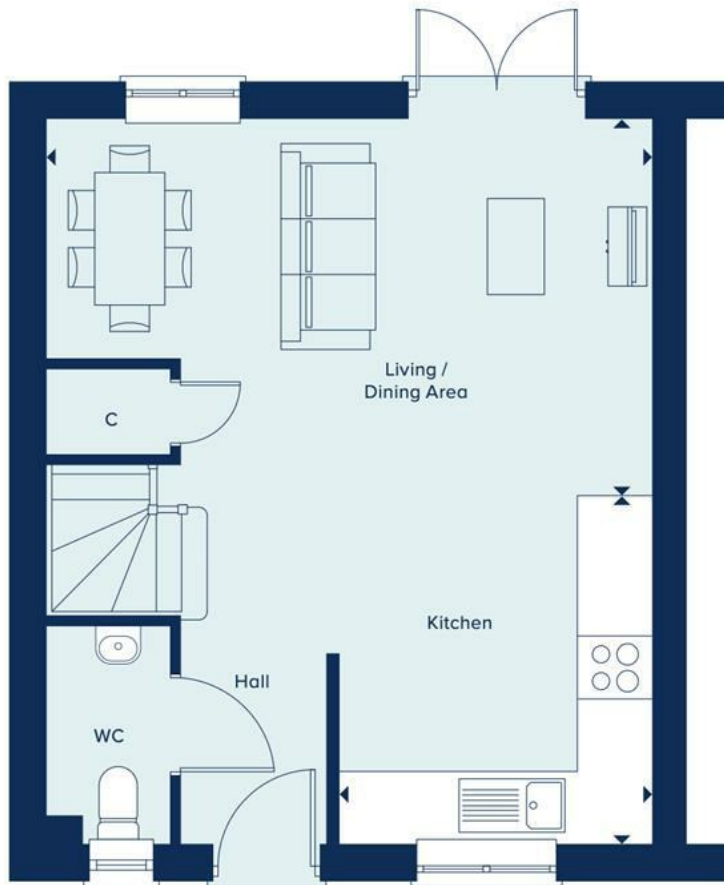












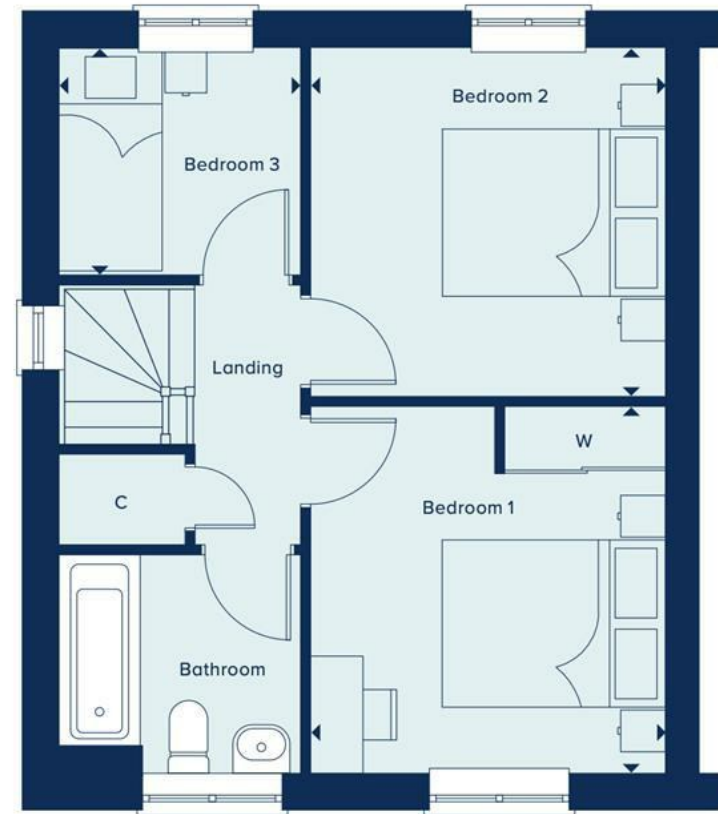
GROUND FLOOR

LIVING / DINING AREA

4.19m x 3.30m      13'9" x 10'10"

KITCHEN

3.17m x 2.77m      10'5" x 9'1"



FIRST FLOOR

BEDROOM 1

3.25m x 3.14m      10'8" x 10'3"

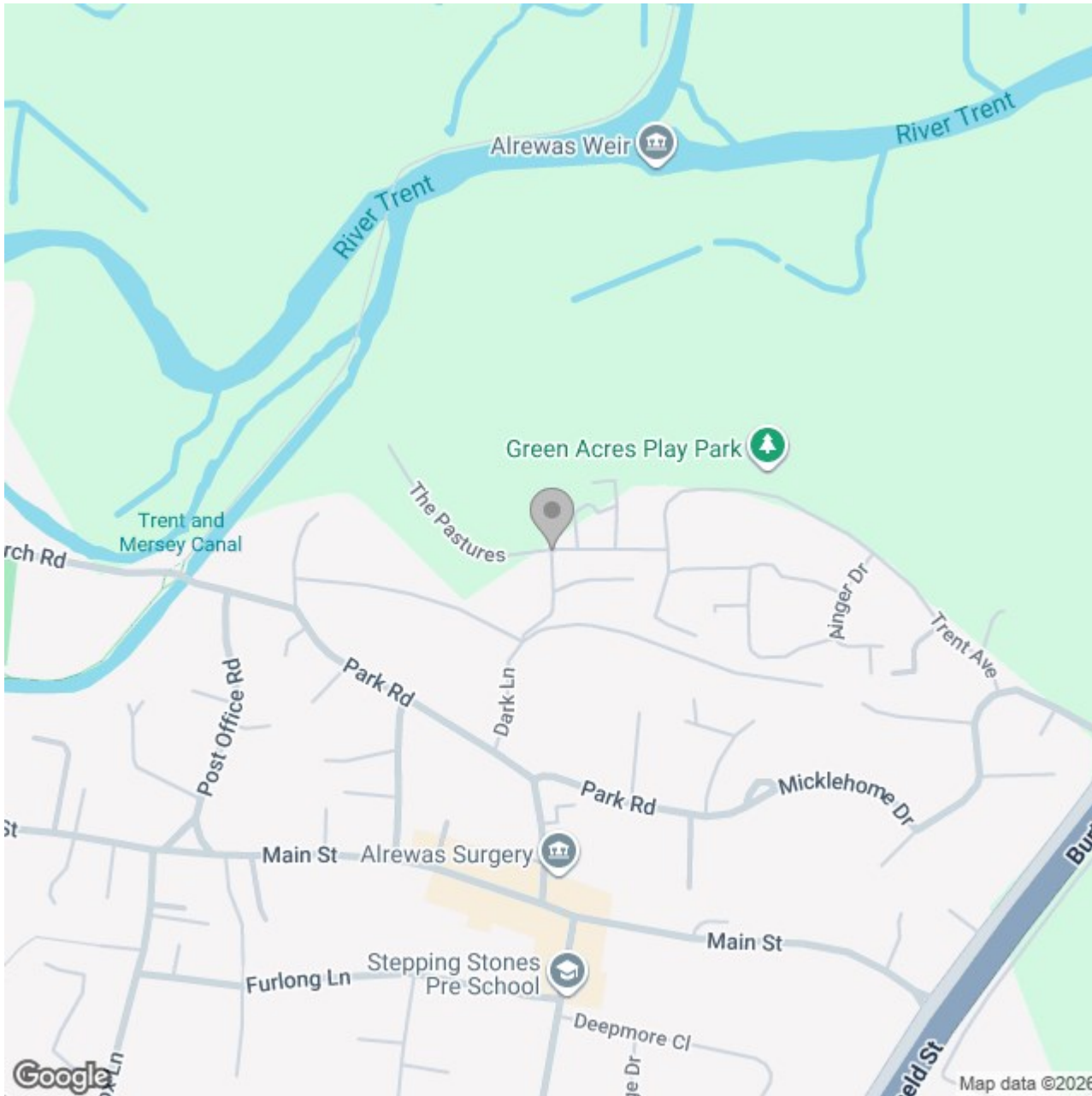
BEDROOM 2

3.14m x 3.09m      10'3" x 10'1"

BEDROOM 3

2.15m x 2.00m      7'1" x 6'7"





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	