





\*\*\*OPEN DAY, SATURDAY 6TH JULY -  
10AM - 2PM, NO APPOINTMENT  
NECESSARY \*\*\*

A superb opportunity to obtain a four bedroom detached property, situated within the desirable village of Barton Under Needwood, having a driveway providing parking facility and a good sized garden to the rear aspect. The property benefits from two reception rooms, a modern fitted kitchen, four well proportioned bedrooms and gas central heating. Viewing is highly recommended strictly via appointment only.



## Description

Nestled on a corner plot within a charming cul-de-sac setting, this detached property has been thoughtfully extended to create a generous family residence. Situated within a leisurely stroll of the village centre, which boasts a diverse array of amenities including shops, a post office, pubs, a doctors' surgery, a pharmacy, dining establishments, sports clubs, Barton Marina, and comprehensive schooling options, including the esteemed John Taylor High School. Conveniently offering excellent transport connections via the A38 to Burton, Derby, Lichfield, Birmingham, and the A50.

Upon entering, a welcoming reception hall greets you, with stairs leading to the first floor. To the right, the lounge offers a spacious retreat with a dual aspect, showcasing a picture window to the front and patio doors to the rear, accentuated by a charming fireplace. An adjoining rear-facing dining room, accessed through a door, leads to the kitchen and offers a return door to the hall.

The stylish fitted kitchen boasts a range of base and eye-level units, enhanced by Corian work surfaces featuring a breakfast bar and a sink unit beneath a rear-facing garden view. Appliances such as an oven, hob, extractor hood, dishwasher, washing machine, and tumble dryer cater to modern conveniences. A door from the kitchen leads to a delightful courtyard garden, perfect for al fresco dining.

Completing the ground floor is a guest cloakroom furnished with a two-piece suite.



**ABODE**  
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Ascending to the first floor, the dual-aspect master bedroom impresses with ample space, offering the potential to create an en suite. Additionally, three further generously sized bedrooms and a bathroom are present, featuring a panelled bath, separate shower cubicle, pedestal washbasin, WC, and storage within a vanity unit, adorned with tiled walls.

The rear garden showcases a block-paved patio area and manicured lawns bordered by established plant displays. Side access leads to the front, where a driveway offers



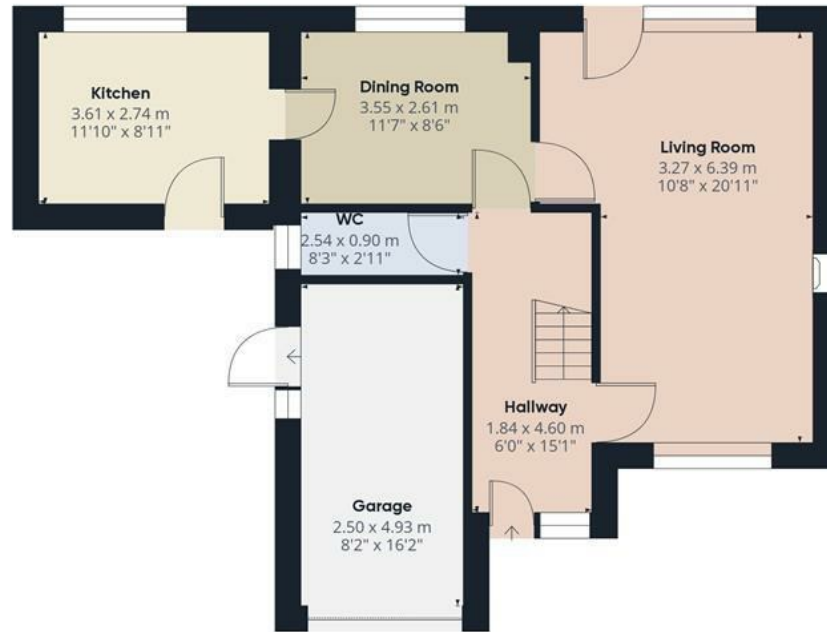
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abundant off-road parking and leads to the garage. The garage features an up-and-over entrance door, power supply, housing for the boiler, and a convenient side pedestrian door.





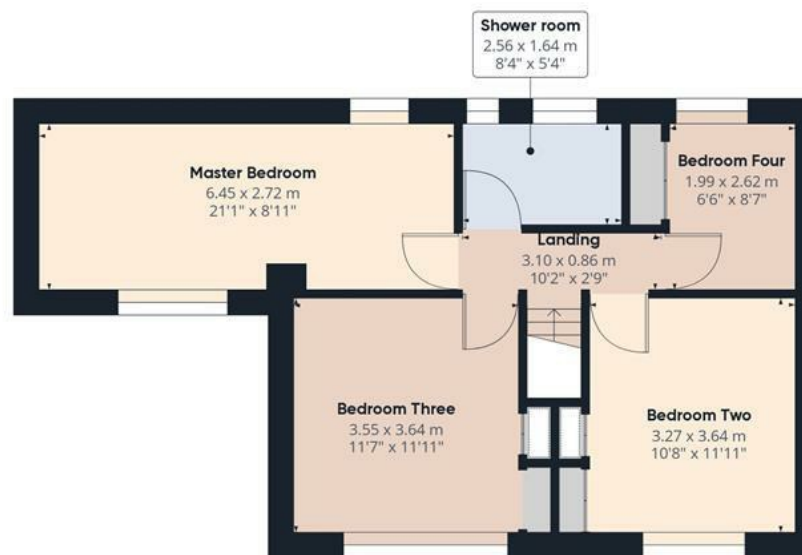


Floor 0

Approximate total area<sup>(1)</sup>

124.8 m<sup>2</sup>

1343.3 ft<sup>2</sup>

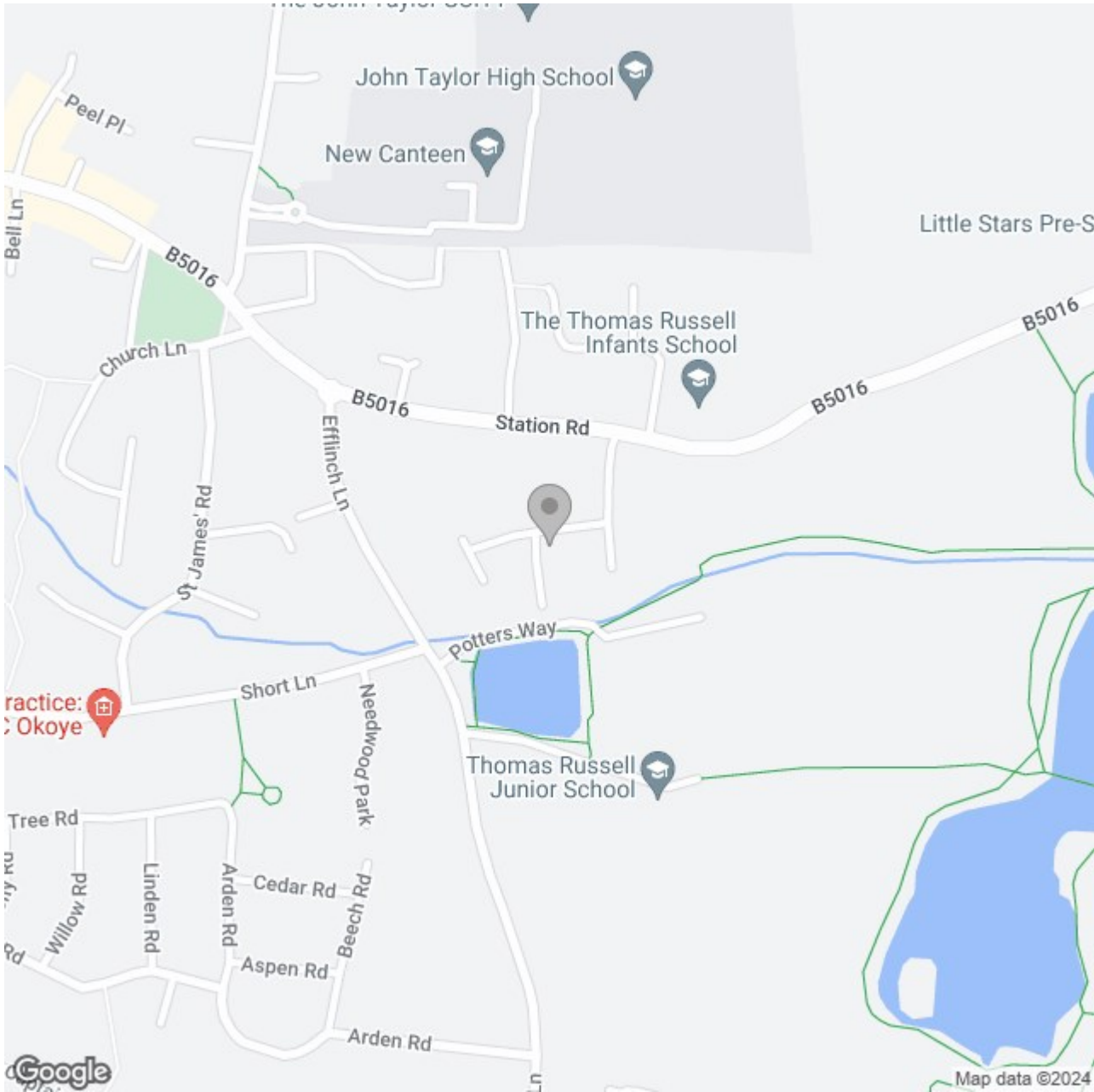


Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### 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	