







A stunning four bedroom detached family home, situated within the desirable village of Barton Under Needwood having good access to a range of local amenities and transport links, including catchment for John Taylor High School. The property benefits from a newly fitted kitchen diner with integrated appliances, four well proportioned bedrooms, driveway providing parking facility and a garage. Viewing is highly recommended strictly via appointment only.





## Accommodation

### ENTRANCE HALL

With UPVC double glazed window to side elevation, radiator, laminate floor covering and oak door leading to: ??

### CLOARKOOM / WC

With UPVC double glazed window to side elevation, radiator, laminate floor covering, fitted with a low level WC and wall mounted wash hand basin with tiled splashbacks. ??

### LOUNGE 15' 4" x 11' 8" (4.67m x 3.56m)

With UPVC double glazed bay window to front elevation, radiator, coving to ceiling and the focal point of the room being the electric stone effect fire place with sandstone backing and hearth, oak door to: ??

### DINING AREA 11' 4" x 8' 9" (3.45m x 2.67m)

With UPVC double glazed patio doors over looking rear garden, stairs rising to first floor accommodation and opening leading to: ??

### KITCHEN 13' 9" x 9' 4" (4.19m x 2.84m)

With UPVC double glazed window to rear elevation, tiled floor covering and fitted with a range of eye and base level units and drawers with a one and a half bowl sink and drainer, integrated double oven with four ring hob and extractor, integrated drinks cooler and dishwasher, pantry cupboard and opening into:

UTILITY AREA With matching base and wall units, integrated fridge freezer and a side access door. ??



LANDING With loft access, airing cupboard and oak doors lead off to all first floor rooms. ??

### MASTER BEDROOM 12' x 11' (3.66m x 3.35m)

With UPVC double glazed window to front elevation, radiator and fitted with a range of built in wardrobes with complimentary shelving unit and drawers and additional over stairs storage. ??

### BEDROOM TWO 10' 3" x 8' 10" (3.12m x 2.69m)

With UPVC double glazed window to rear elevation,











radiator and built in double wardrobe. ??

**BEDROOM THREE 8' 11" x 8' 5" (2.72m x 2.57m)**

With UPVC double glazed window to front elevation, radiator and storage cupboard. ??

**BEDROOM FOUR 6' 3" x 8' 9" (1.91m x 2.67m)**

With UPVC double glazed window to rear elevation and radiator. ??

**FAMILY BATHROOM 6' 6" x 5' 5" (1.98m x 1.65m)**

With UPVC double glazed window to side elevation, the fully tiled bathroom is fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and panelled bath with electric shower over and heated towel rail.

#### OUTSIDE

The home is positioned at the head of a cul de sac and offers extensive off road parking leading to the single detached garage and front lawned garden with gated access taking you to the enclosed well maintained rear garden which is mainly laid to lawn with decorative beds and borders.









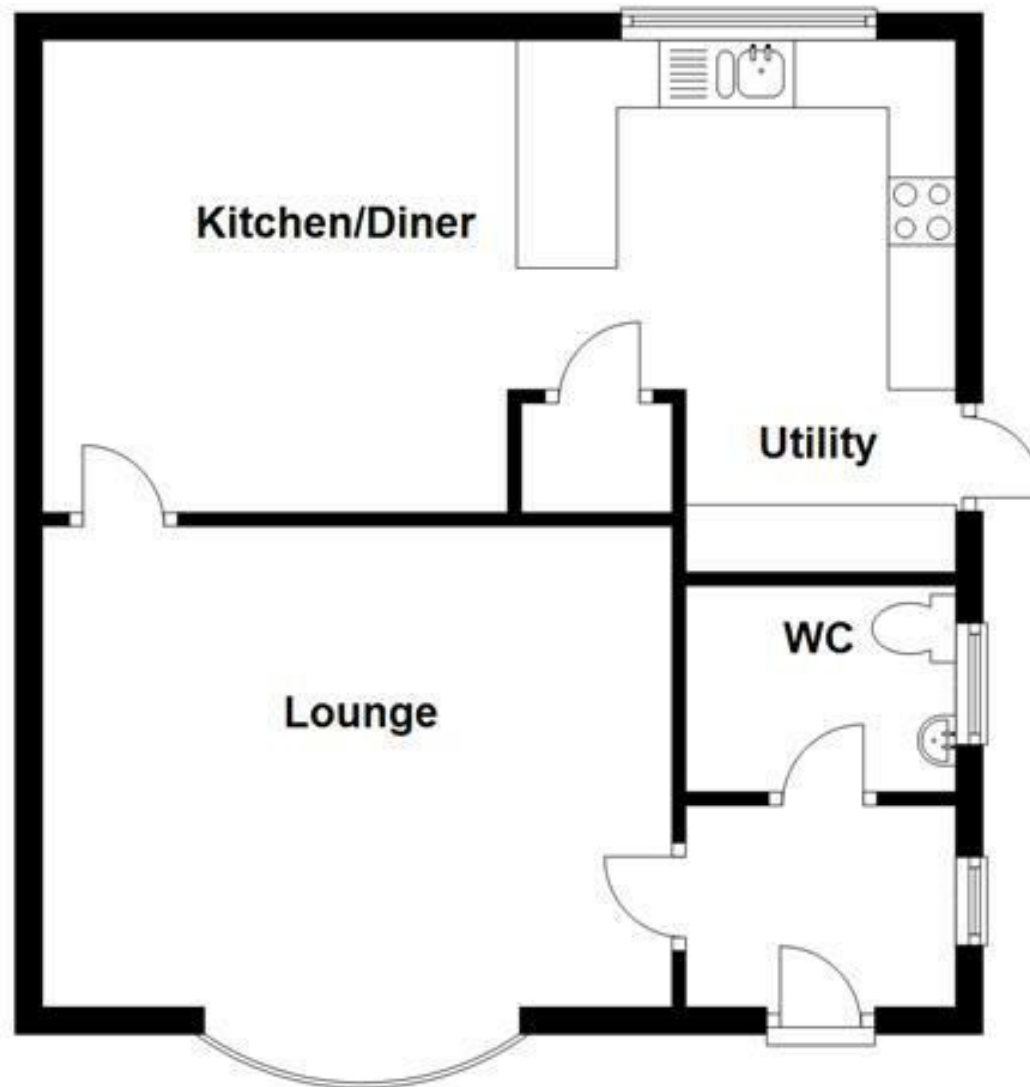








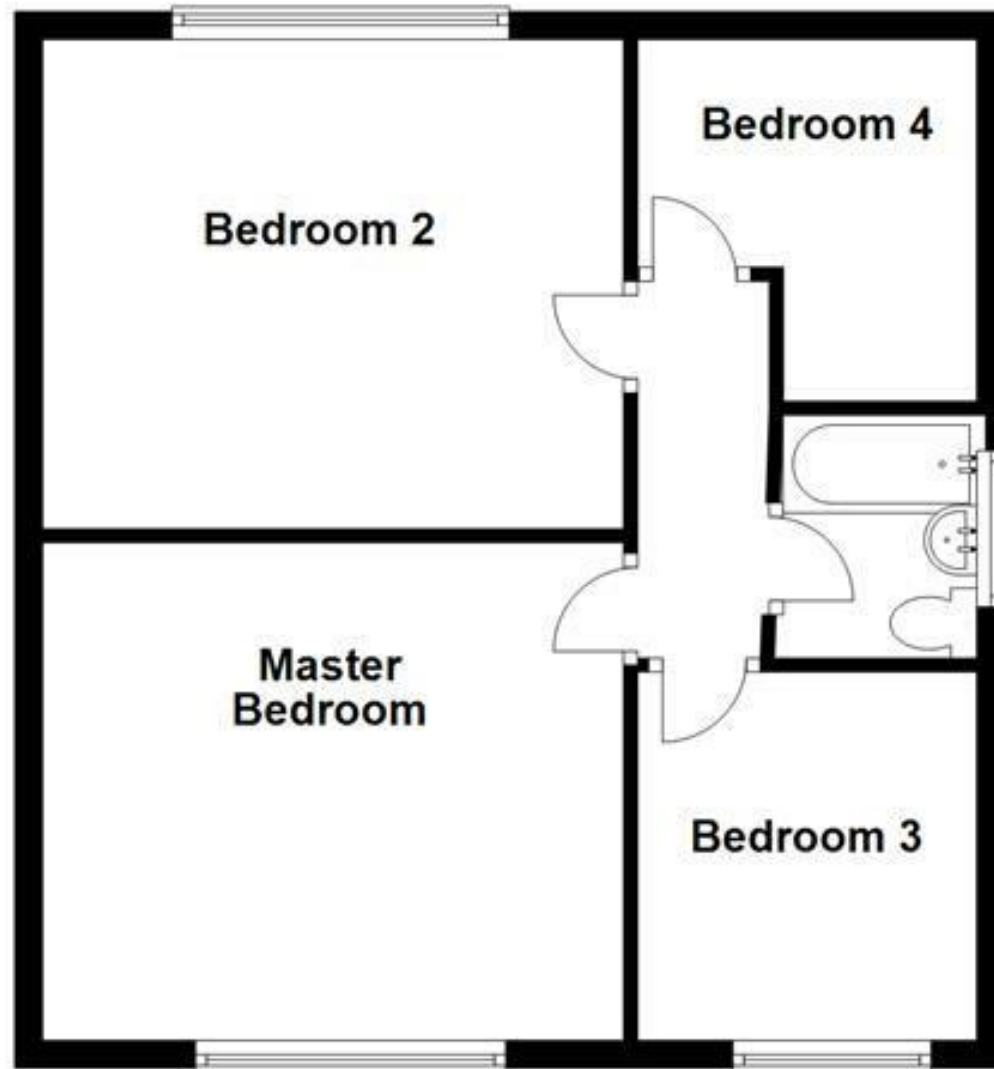
## Ground Floor



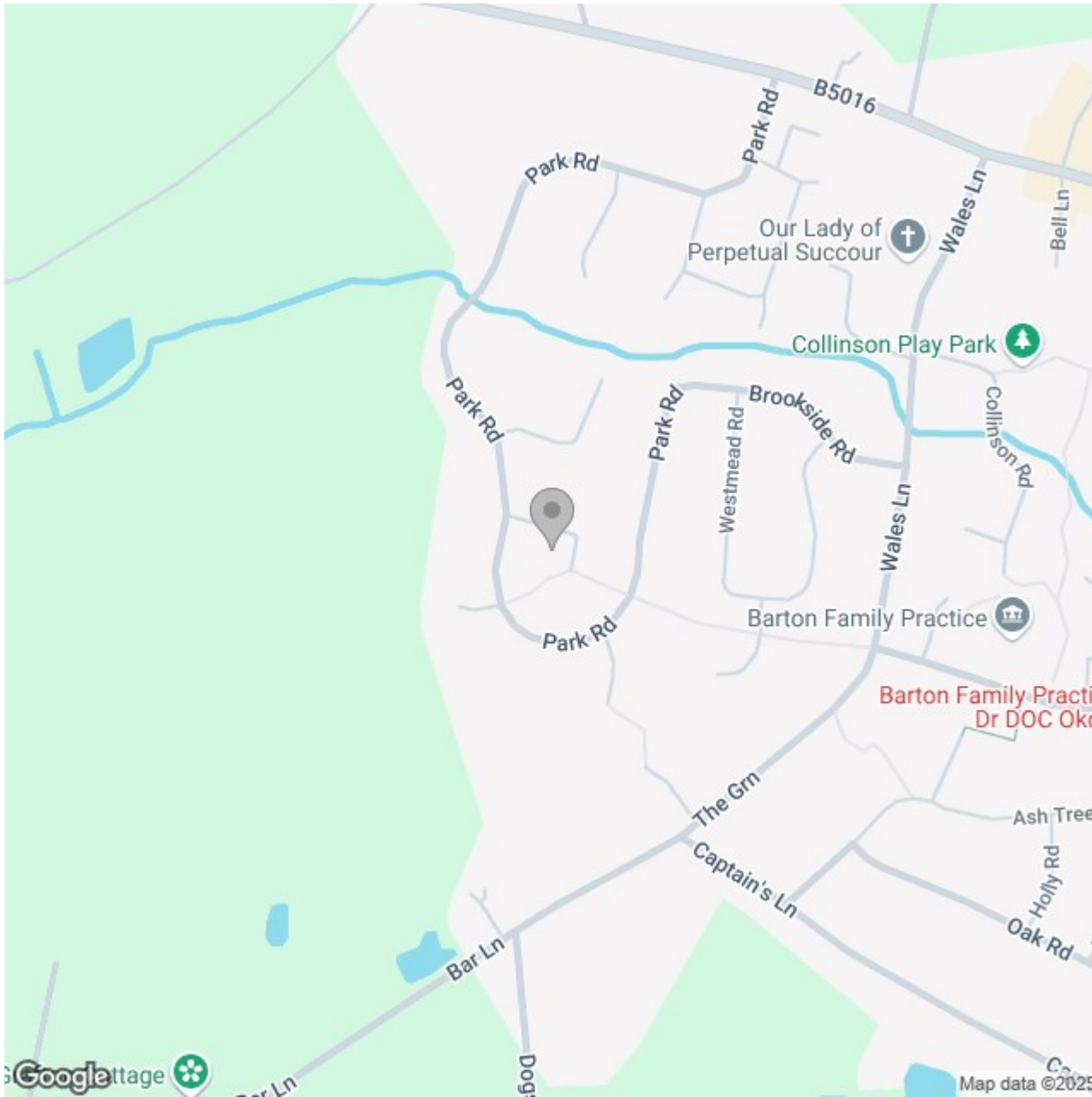
Please use as a guide to layout only. They are not intended to be to scale.  
Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



# First Floor







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	