





This charming three-bedroom detached home, originally designed as a four-bedroom property, is located in the highly sought-after village of Barton-under-Needwood, Staffordshire. Within catchment for the renowned John Taylor High School, it offers an ideal setting for families with excellent transport links and local amenities nearby.



Accommodation

Ground Floor

Entering through the front door, you're greeted by a spacious entrance hallway with stairs leading to the first floor. To the left, the living room features an elegant electric fire recessed into the chimney breast, with double-glazed windows providing natural light from both front and rear elevations. Two central heating radiators ensure comfort. A convenient WC/cloaks is located off the hallway, featuring a low-level WC and wash-hand basin, with a double-glazed window to the front elevation. The hallway also includes a built-in storage cupboard.

Continuing through to the kitchen diner, the space boasts a range of modern matching wall and base units, including a four-ring gas hob, gas oven, integrated drinks cooler, and space for a fridge freezer. There is also a Myson kick space heater on the kitchen. Condensing boiler fitted in kitchen cupboard. The kitchen also offers calacatta granite worktops, an integrated microwave oven, and a recessed sink with a mixer tap. The dining area accommodates a family dining table and enjoys natural light through double-glazed French doors that lead directly out to the garden. This open-plan space is perfect for entertaining and family gatherings.

First Floor

The first-floor landing offers access to the loft and leads to three well-proportioned bedrooms. The master bedroom, which was previously two separate rooms, now features sliding doors into a walk-in wardrobe, offering plenty of storage. The master bedroom also enjoys beautiful views over open fields through the rear double-glazed window. The family bathroom includes a P-shaped bath with mixer tap, electric shower over, fully tiled walls, low-level WC, wash hand basin with vanity unit, and a heated ladder towel rail.

The second and third bedrooms also benefit from central heating and double-glazed windows, with the second bedroom offering particularly scenic views over the countryside.

Outside

To the front of the property, the block-paved driveway provides ample parking and leads to a detached garage. A neat lawn garden accompanies the driveway, enhancing the curb appeal. The rear garden is an idyllic outdoor space, featuring a block-paved patio, a well-maintained lawn, and a hard-standing area ideal for a hot tub. Additionally, a pergola adds character to the garden, which enjoys a private, open aspect with views over adjacent fields.

Location

Barton-under-Needwood is a picturesque village in Staffordshire, renowned for its excellent community feel and the sought-after John Taylor High School. The village offers various amenities, including local shops, pubs, and the scenic Barton Marina, which features restaurants, a cinema, and walks along the Trent and Mersey Canal. Barton's transport links are excellent, with easy access to the A38, providing routes to Lichfield, Burton-on-Trent, and beyond.

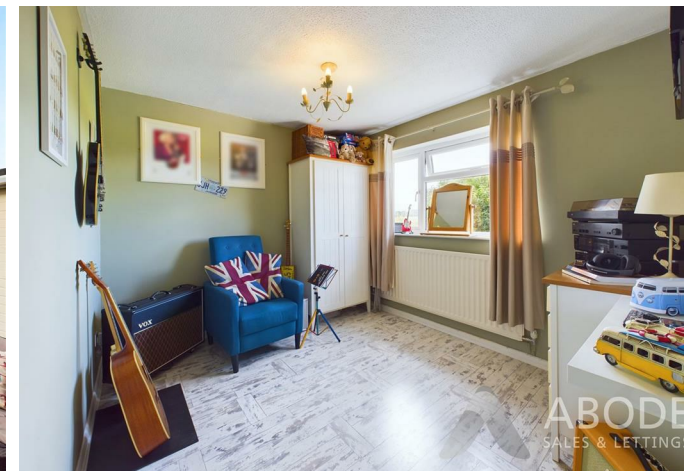


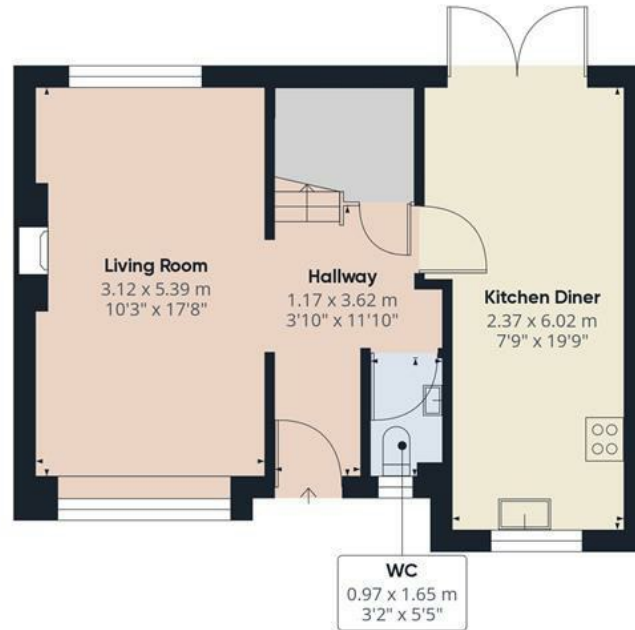












Floor 0

Approximate total area⁽¹⁾

83.43 m²

898.03 ft²



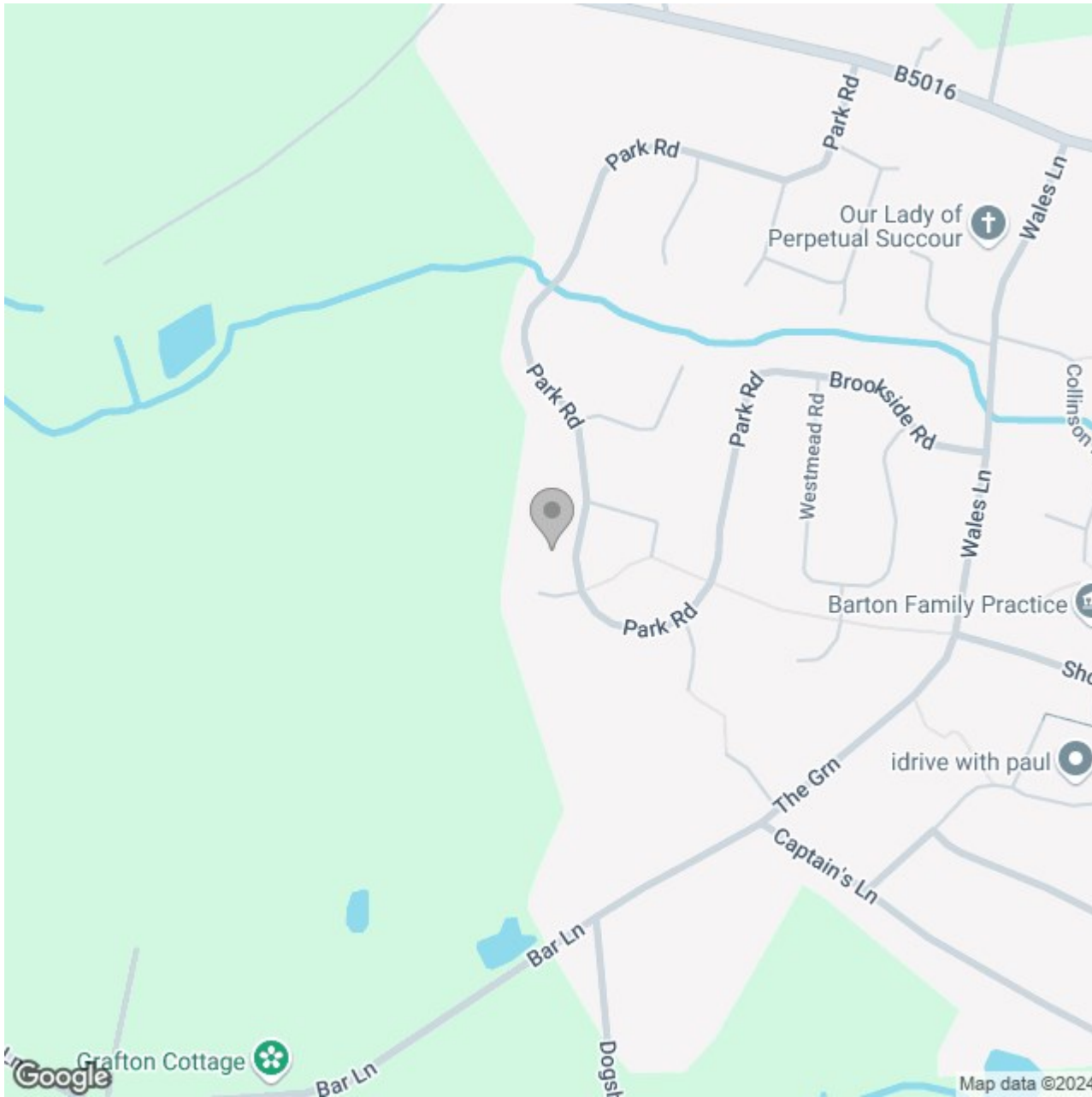
Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	