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SALES & LETTINGS

Ashtree Road, Barton Under Needwood, DEI3 8LL

Offers In The Region Of £270,000

https://www.abodemidlands.co.uk

A well-presented two-bedroom detached bungalow offering spacious and versatile living accommodation in a desirable village setting. The property features a spacious lounge diner, a well-equipped kitchen, a bright conservatory, two double bedrooms, and a modern shower room. Externally, there is a generous block-paved driveway providing ample off-street parking, a garage ideal for storage, and a beautifully landscaped rear garden with a variety of mature shrubs, plants, and seating areas. Viewing is highly recommended.

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Accommodation

The property is entered via a welcoming entrance hallway, with an opening to the left leading into the well-appointed kitchen. The kitchen is fitted with matching wall and base units, a gas hob with extractor over, an integrated oven, space for appliances, and a stainless steel sink with a mixer tap, set beneath a window overlooking the front elevation.

Straight ahead from the entrance hall, a door leads into the spacious lounge diner, which enjoys plenty of natural light from the large window. This well-proportioned space is complemented by a feature brick-built fireplace with a log-effect electric stove, creating a homely feel.

A further door from the lounge diner leads into the inner hallway, providing access to the remaining accommodation. The modern shower room is fitted with a three-piece suite, comprising a corner shower cubicle, a wash hand basin with a vanity unit, a low-level WC, tiled walls, and a heated towel rail.

Bedroom two is a well-sized double with access to the conservatory via a set of double doors, offering additional living space with panoramic views over the garden. The conservatory features tiled flooring and access to the rear patio, making it an ideal place to relax and enjoy the garden.

The master bedroom, accessed via the inner hallway, is a generously sized double with built-in storage and a large window overlooking the rear garden.

Outside

The property benefits from a generous block-paved driveway providing ample off-street parking, bordered by neatly maintained hedging and a lawned garden. The rear garden is beautifully landscaped and offers a private retreat with a range of mature trees, shrubs, and colourful flowerbeds. A patio area adjacent to the conservatory provides an ideal spot for outdoor dining, while laid to lawn garden leads to a further seating area at the far end of the garden. The property also benefits from a garage,

electric
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ideal for storage or workshop use.

Location

Situated in the sought-after village of Barton-under-Needwood, the property is within easy reach of a range of local amenities, including independent shops, cafes, and public houses. The village is well-regarded for its schooling, including John Taylor High Schoo. Excellent transport links via the A38 provide easy access to Lichfield, Derby, and beyond. Additionally, the surrounding countryside offers a wealth of walking and cycling routes, perfect for those who enjoy an active lifestyle.

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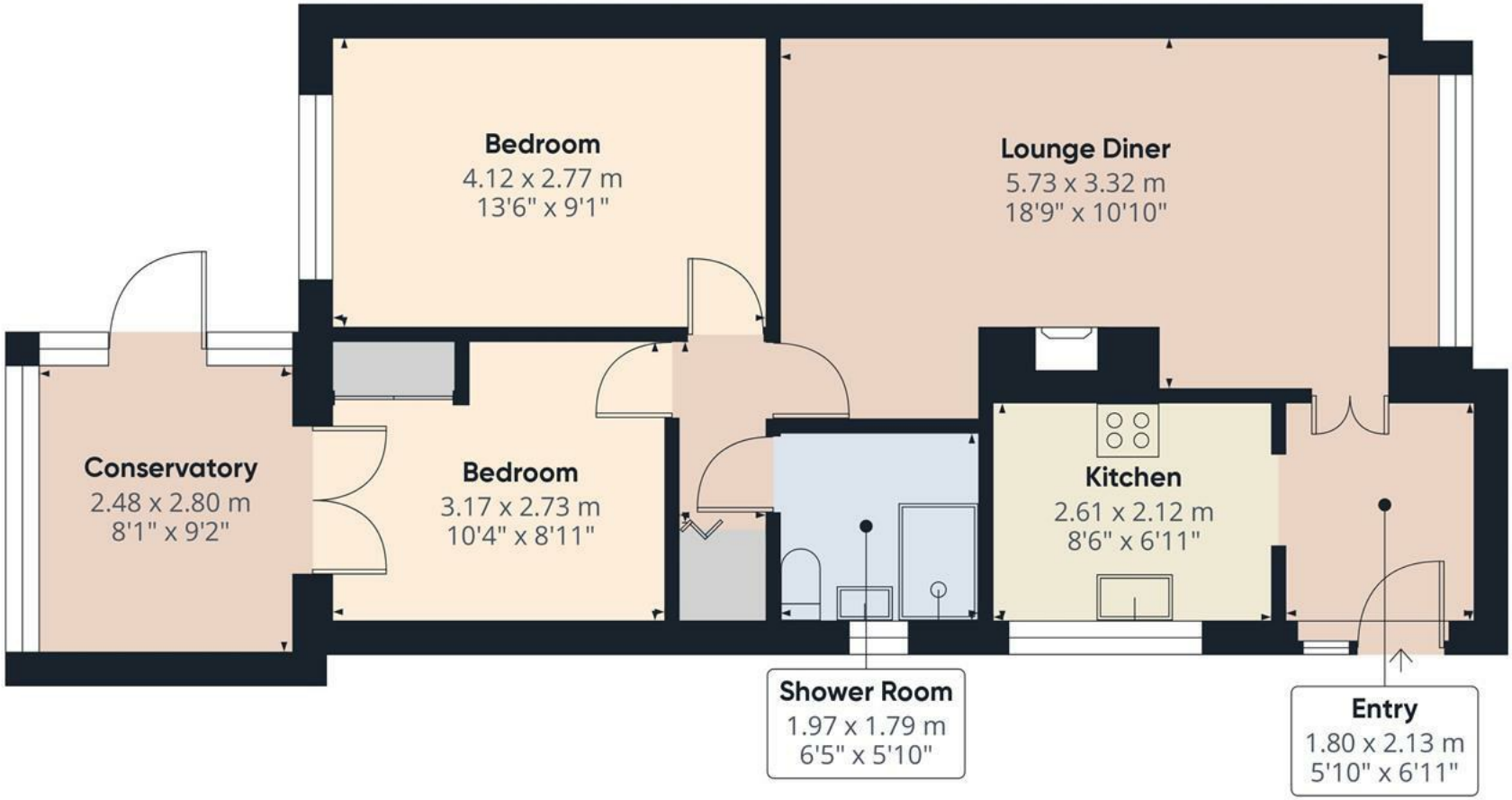

Approximate total area(1)

61.77 m²

664.87 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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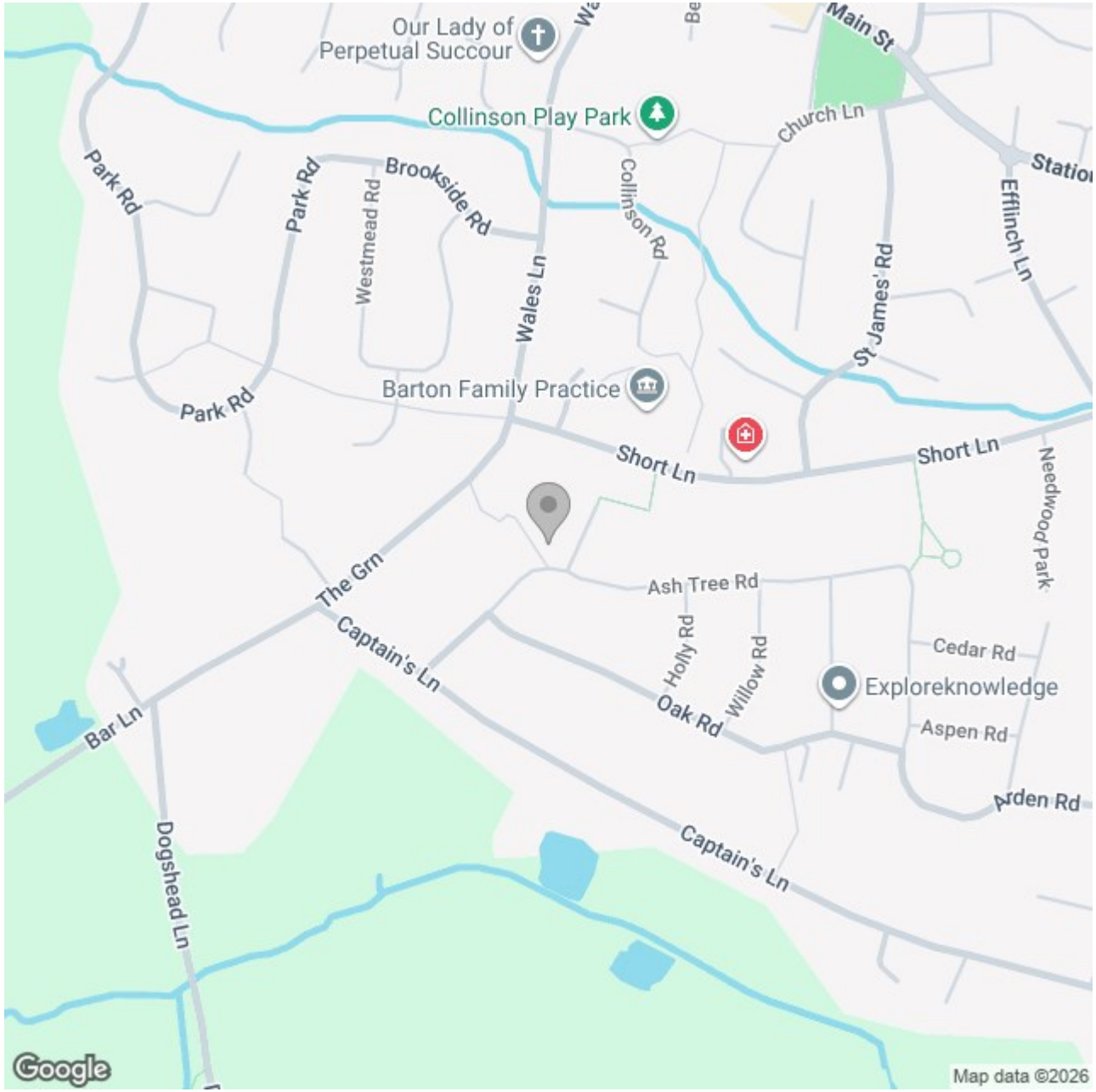

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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