





**** FOUR BEDROOMS ** SOUTH FACING GARDENS **
BACKING ONTO GRASSLAND AND MATURE TREELINES
SURROUNDING THE PLOT ****

A beautifully presented executive detached family home set in the sought-after village of Barton under Needwood, having four good sized bedrooms and a south facing garden plot. Offering generous accommodation to suit a growing family, this immaculate detached village home showcases beautifully presented interiors set over two floors. In brief, the accommodation comprises briefly reception hall, spacious lounge, open plan dining kitchen, utility and cloakroom to the ground floor, with four bedrooms (all doubles) to the first floor serviced by two en suites and a family bathroom. Outside, the property has a double width driveway providing ample off-road parking. To the front is parking for four vehicles and a single garage, and the good-sized rear garden enjoys a sunny south facing aspect. The property also retains an NHBC warranty and is serviced by mains gas central heating and full double glazing.



Ground Floor

A canopy porch entrance opens into the entrance hall with stairs to first floor with useful under stairs cupboard and guest cloakroom off with a two-piece suite.

On your right is a good-sized living room with window framing views to front.

Proceed down the hall which houses a good sized under stair storage cupboard and leads to the impressive open plan kitchen, family and dining room that extends full width of the property and has French doors opening out to the rear. The kitchen is equipped with a range of base and eye level units with work surfaces over and integrated appliances including eye level double oven, hob, extractor fan, dishwasher and fridge freezer. There is plenty of space for a dining table and sofas. A utility room leads off that has appliance space and a door to the side.



First Floor

On the first floor the landing has an airing cupboard and doors leading off to four good sized bedrooms. The master bedroom has the luxury of a dressing room and a modern en suite shower room with a three-piece suite. Bedroom two also has the benefit of an en suite shower room and enjoys views across the rear. Bedrooms three and four are served by a smart family bathroom.







Outside

Set behind a good expansive driveway providing ample off-road parking leading to the integral garage, with adjacent lawned garden.

To the rear is a wide paved terrace with lawn beyond having planted borders, enjoying a pleasant southerly facing open aspect. The entertaining patio enjoys ample natural sunlight and has been relandscaped with bespoke porcelain tiles.

Area

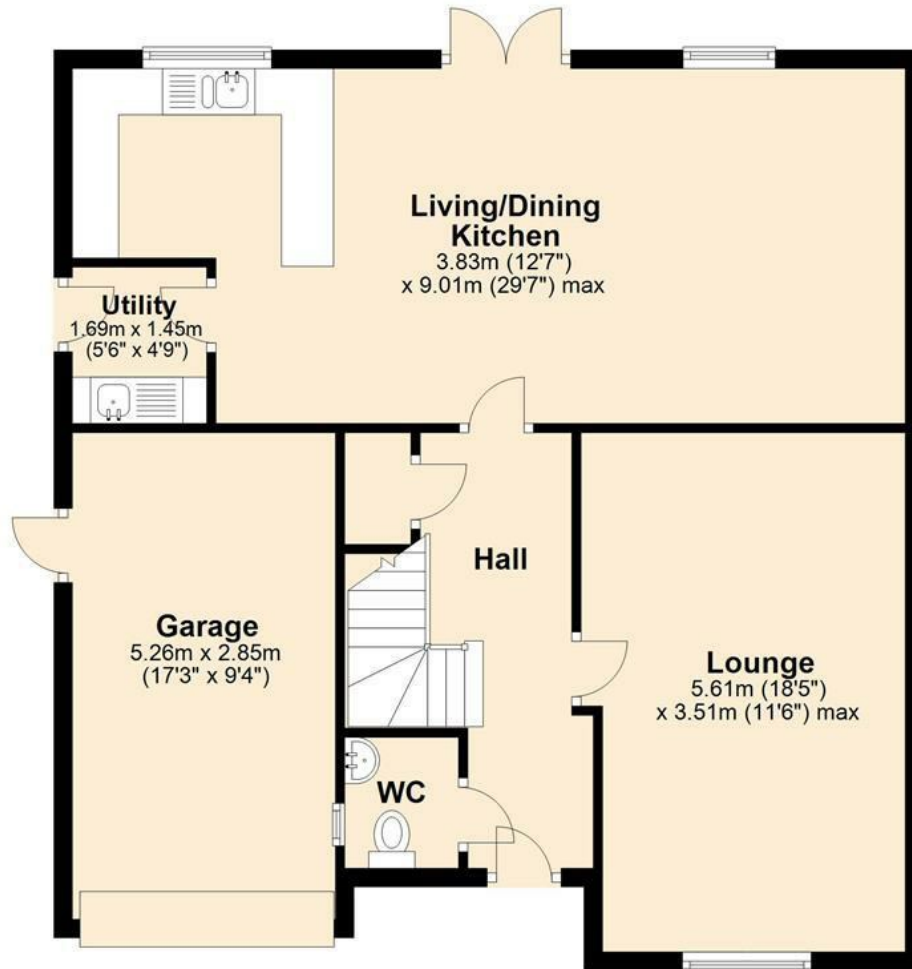
Barton-under-Needwood is a highly-regarded Staffordshire village with an excellent range of amenities including shops, public houses, Barton Marina, dentist and doctors surgery plus schooling for all ages including the renowned John Taylor High School. The nearby A38 provides access to the larger centres including Lichfield, Burton Upon Trent, Birmingham and Derby plus the motorway network, rail links and airports.



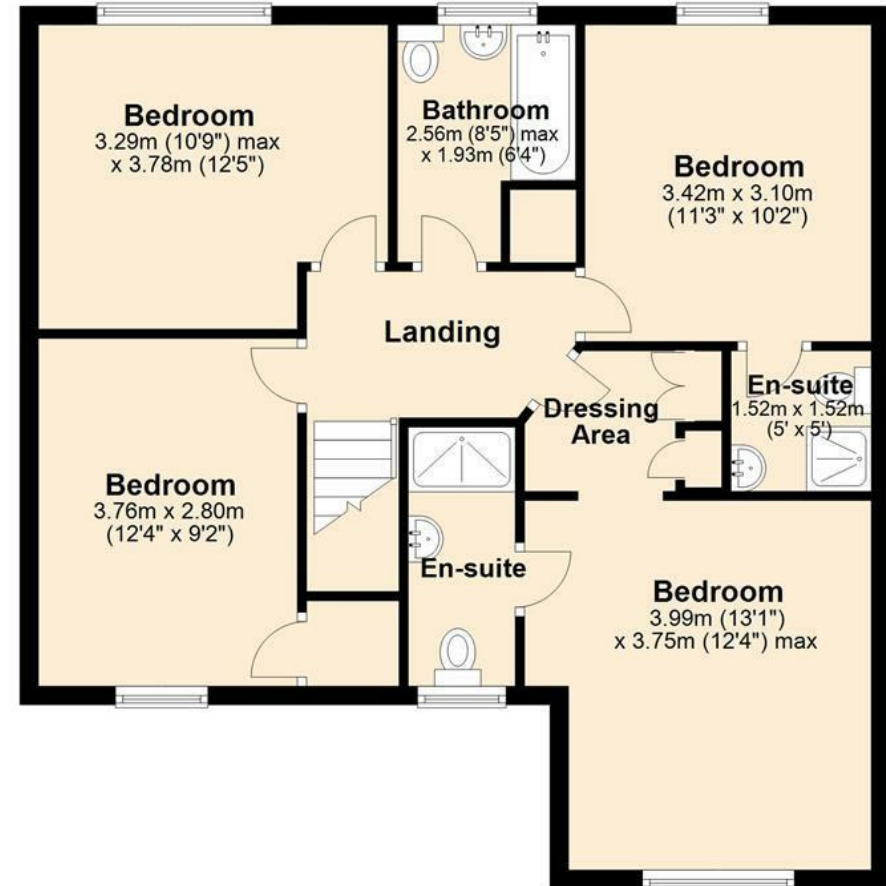


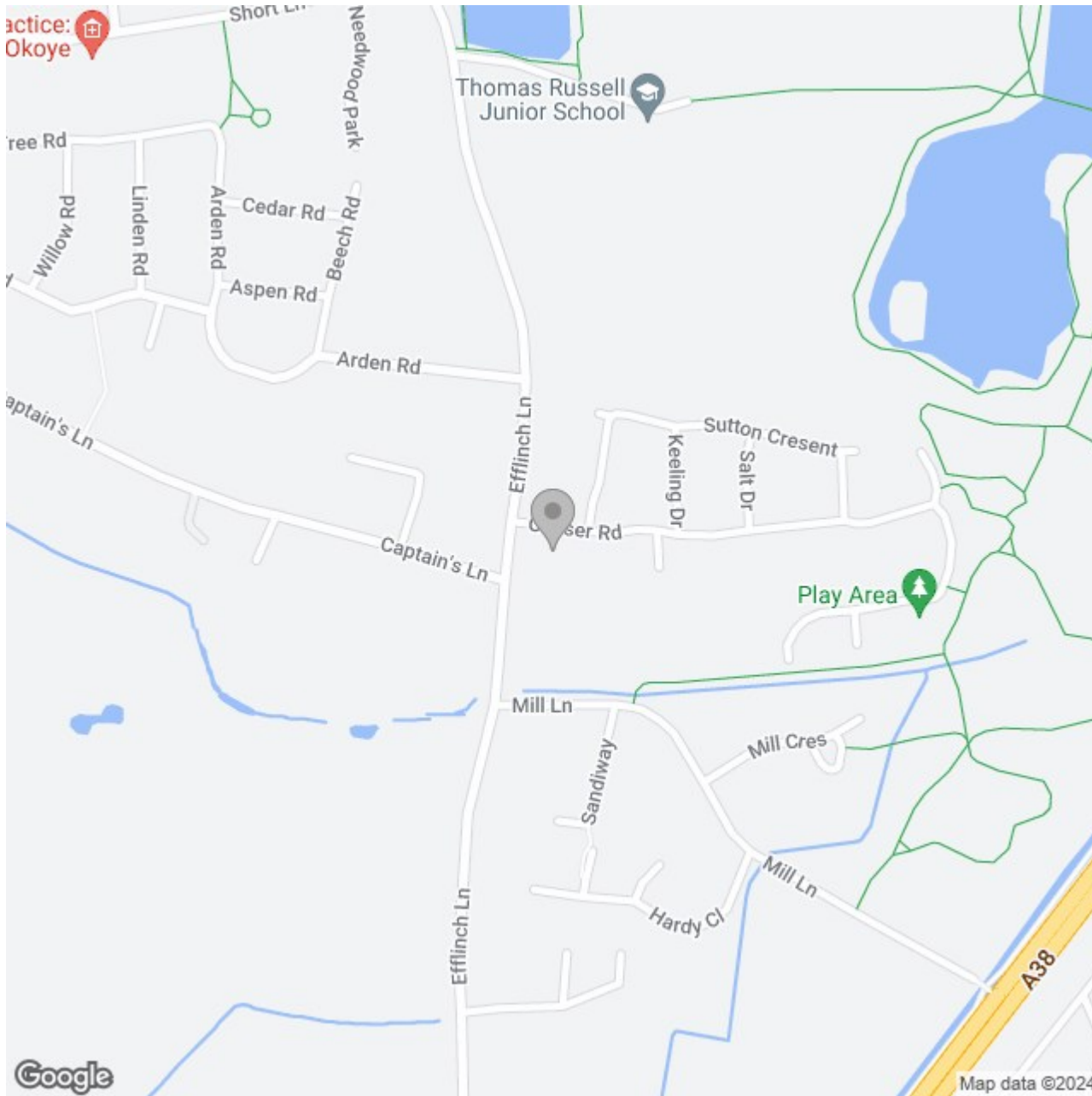


Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	