



26 Holland Park, Barton under Needwood, DE13 8DU



Offered with the benefit of no upward chain is this recently refurbished link detached home, benefitting from remodelled open plan living, four bedrooms and a prime setting close to the heart of Barton under Needwood. Having received upgrades to include a refitted kitchen and refitted bathrooms, this attractive modern home offers deceptively spacious living accommodation ideal to suit a growing family looking to be part of this desirable village community. The well presented interiors comprise briefly porch and reception hall, open plan family dining kitchen, lounge with contemporary electric fire, conservatory and cloakroom to the ground floor, with a spacious master suite also set to the ground floor and a further three bedrooms and a family bathroom off the first floor landing. Outside, there is parking for three vehicles to a block paved driveway to the front, and there is a well tended garden set to the rear. The property is serviced by double glazed windows and mains gas central heating via a combi boiler.

The property benefits from a prestigious address in Barton under Needwood being just

a few steps from the charming village centre. The handsome high street is home to a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club also lies off Efflinch Lane and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science School, and the property is a 10 minute drive from the highly regarded John Taylor Free School in Tatenhill. For leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges Park, both of which offer a members only gym, and there are a number of golf clubs in the surrounding area. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and Birmingham and East Midlands airports both lie within a commutable distance.

- Modern Link Detached Home
- Offered with No Upward Chain
- Refurbished Family Interiors
- Desirable Cul de Sac Setting
- Refitted Open Plan Dining Kitchen
- Lounge & Conservatory
- Porch, Reception Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- Refitted En Suite & Family Bathroom
- Block Paved Driveway
- Well Tended Rear Garden
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes & Rail Travel

Double Doors opens into a useful **Porch** which in turn leads into the **Reception Hall**, having stairs rising to the first floor accommodation, a door into the **Cloakroom**, a window to the side and a useful fitted cupboard. The hall has Amtico

herringbone style flooring which extends throughout the ground floor, and a door opens into:

**Open Plan Dining Kitchen** 4.93 x 3.12m (approx. 16'2 x 10'2)

A beautiful open plan space having been beautifully remodelled by the current vendors. The **Kitchen** comprises a range of wall, base and island units housing an inset sink with side drainer, spaces for a dishwasher, American fridge freezer and washing machine, and an integrated oven with induction hob over. There is a window to the rear, the central island unit provides a breakfast bar and the kitchen leads into a **Dining Area** with a door into the **Conservatory**. Leading open plan style into:

**Lounge** 4.44 x 3.5m (approx. 14'6 x 11'5)

A spacious reception room having window to the front aspect and a contemporary electric fireplace





**Conservatory** 2.98 x 2.64m (approx. 9'9" x 8'7")  
A useful living space having windows overlooking the garden and a door opening out to the side

**Cloakroom**  
Fitted with wash basin and WC, with Amtico flooring

**Master Bedroom** 4.4 x 3.31m (approx. 14'5" x 10'10")  
Set to the ground floor, this spacious principal bedroom has a window to the front, a door opening

out to the rear gardens and private use of:

**En Suite**  
Comprising pedestal wash basin, WC and an oversized walk in shower, with tiled splash backs, a window to the rear, a chrome heated towel rail and fitted storage

Stairs rise to the **First Floor Landing**, where there is a window to the side and doors opening into the



**Airing Cupboard** and:

**Bedroom Two** 3.9 x 3.02m (approx. 12'9" x 9'11")  
A good sized double room having window to the front and a double fitted wardrobe

**Bedroom Three** 3.56 x 3.15m (approx. 11'8" x 10'4")  
A third double room having window to the rear and a double fitted wardrobe

**Bedroom Four** 2.84 x 2.29m (approx. 9'4" x 7'6")  
Having a fitted storage cupboard and a window to the front

**Family Bathroom**  
Refitted with a modern suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled splash backs, a chrome heated towel rail and a window to the side





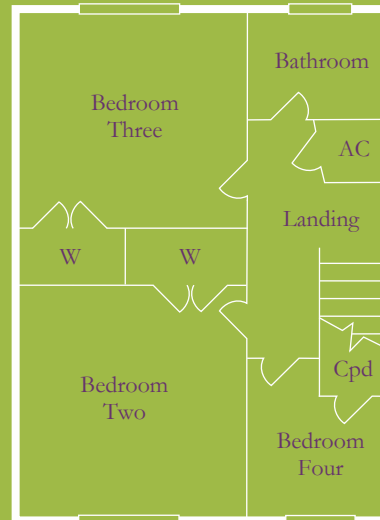
### Outside

The property is set on the popular cul de sac of Holland Park, being just minutes' walk from both 'Outstanding' rated schools and the excellent amenities the village has to offer. There is parking for two/three vehicles to a private block paved driveway to the front aspect

### Rear Garden

Being well tended, the rear garden is laid to a paved terrace and lawns edged with neatly stocked borders. There is exterior lighting and water, a pergola to one side offers a pleasant outdoor seating area and a garden shed is included in the sale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.