



Waveney, 155 Efflinch Lane, Barton under Needwood, DE13 8EY



Set in the popular village of Barton under Needwood is this traditional detached family home, offering beautifully presented interiors, five bedrooms and a generous 0.3 acre garden plot. Showcasing many original 1920s features including character doors, traditional ceiling coving and the original staircase and panelling, this elegant village home has been sympathetically extended over time to create spacious family interiors suitable for both working from home and annexe accommodation if required. The interiors comprise briefly reception hall, three reception rooms plus study, L shaped dining kitchen, utility and refitted cloakroom, with five bedrooms to the first floor serviced by a

master en suite and refitted family bathroom. The principal bedroom also benefits from a Juliette balcony to the rear enjoying a pleasant outlook over the garden. Outside, the superb garden plot extends to a third of an acre and is laid to landscaped rear gardens, neatly tended foregardens and ample parking, and the property enjoys an open outlook over farmland to the front.

The charming village of Barton under Needwood, a popular choice for both families and couples alike, offers an array of amenities including coffee shops, gift shops, a post office, newsagent, local store, GP surgery, dental practice, library and a stunning Tudor

church. Holland Sports club is a short walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more. The village is well served by the state schools Thomas Russell and John Taylor Specialist Science School. 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 are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.

- Traditional Detached Family Home
- Beautifully Presented & Spacious Interiors
- Stunning Plot & Open Views to Front
- Three Reception Rooms & Study
- Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Five Bedrooms (Four Doubles)
- En Suite & Refitted Family Bathroom
- Master with Juliette Balcony
- Beautifully Landscaped Gardens
- Ample Off Road Parking
- Walking Distance to Village Amenities
- Further Potential to Extend (STPP)
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes, Rail Travel & Local Amenities



Reception Hall 6.3 x 1.8m (approx. 20'7 x 5'10)

An attractive welcome to this traditional home, having staircase rising to the first floor with original panelling and storage beneath. Doors open into:

Dining Room 4.7 x 3.64m (approx. 15'5 x 11'11)

A beautifully presented reception room having bay window with shutter and a window seat to the front, original ceiling coving and a period fireplace with open chimney

Sitting Room 5.7 x 4.65m (approx. 18'9 x 15'3)

Another immaculate reception room having bay window to the rear, window to the side and a wood burning stove set to carved stone fireplace. This room also features traditional shutters and original coving detail

Study

Family Dining Kitchen 5.7 x 4.6m (approx. 18'8 x 15'1) – max

This L shaped family space is formed by a dining area and comprehensively fitted kitchen. The **Kitchen** comprises a range of wall and base units housing Belfast sink, an integral fridge freezer and spaces for a dishwasher and range cooker, with windows to two sides overlooking the rear gardens. Tiled flooring extends into the **Dining Area** where there is another window to the rear and a fireplace with beam lintel houses a wood burning stove. A door opens into:

Utility 4.6 x 2.45m (approx. 15'1 x 8'0) – max

Refitted to an excellent finish, the utility has a range of wall and base units housing inset ceramic one and a half sink with side drainer, integral washing machine and space for an American fridge freezer. there is a window and door to the rear and a further door opens into a useful **Pantry**, having fitted shelving and space for a tumble dryer

Family Room 4.7 x 4.7m (approx. 15'5 x 15'5)

A versatile second sitting room having windows to the front. Along with the shower room and utility. This space could easily be converted into ancillary accommodation

Shower Room

Comprising wash basin, WC and shower, with tiled flooring, tiled walls and a chrome heated towel rail





Stairs with the original 1920s banister rises to the first floor **Landing**, having loft access point, a picture window to the rear overlooking the rear garden and a door into:

Master Bedroom 5.95 x 3.36m (approx. 19'6 x 11'0)
A spacious principal bedroom having window to the front, a range of fitted bedroom furniture and wardrobes and a vaulted ceiling with glazed gable to the rear. Double doors open to a glazed Juliette balcony with views over the gardens and the master bedroom has private use of:

En Suite 3.35 x 1.23m (approx. 10'11 x 4'0)
Comprising pedestal wash basin, WC and shower, with tiled flooring and walls, a chrome heated towel rail and an obscured window to the front

Bedroom Two 5.84 x 3.26m (approx. 18'1 x 10'8)
Another spacious double bedroom having bay window to the rear, a range of fitted wardrobes and an original tiled fireplace

Bedroom Three 4.3 x 3.26m (approx. 14'1 x 10'8)
Having a range of fitted wardrobes and a bay window to the front with idyllic views

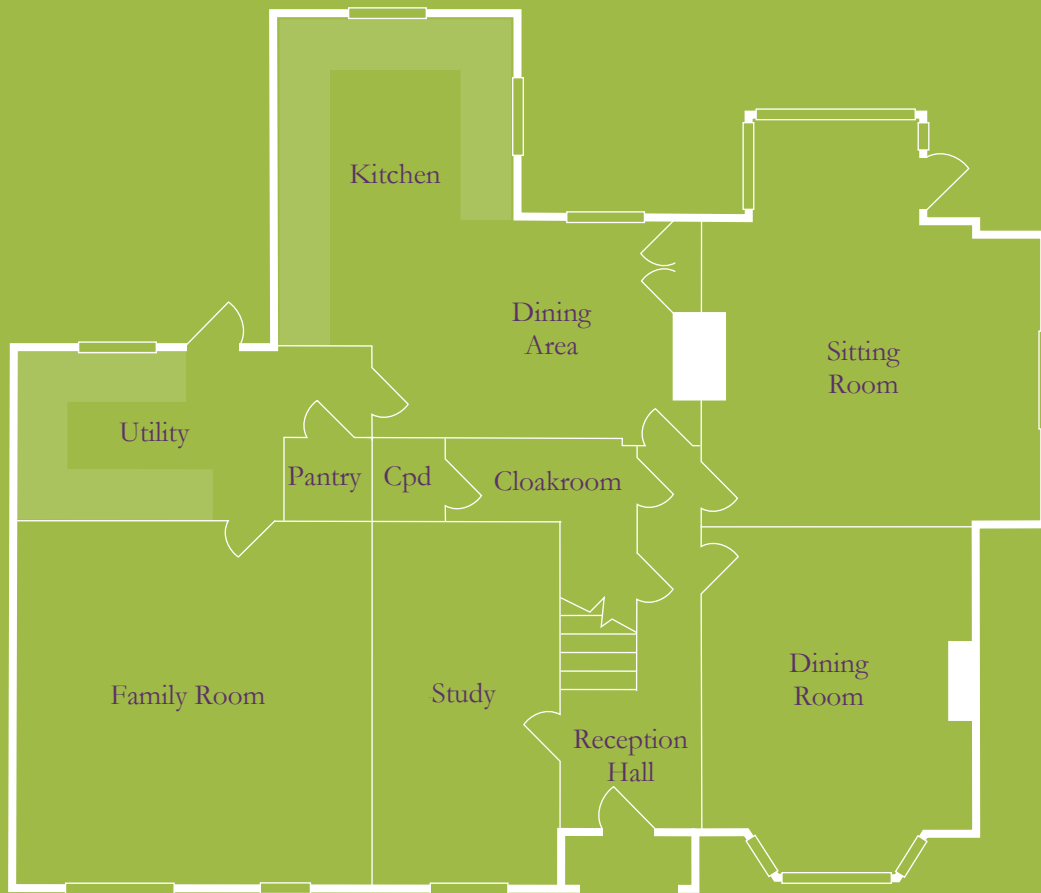
Bedroom Four 4.34 x 2.45m (approx. 14'2 x 8'0)
A fourth double bedroom having fitted wardrobes and a window to the front aspect

Bedroom Five 2.8 x 2.1m (approx. 9'1 x 6'11)
With a window to the front

Bathroom 2.86 x 2.38m (approx. 9'4 x 7'9)
A refitted suite comprises pedestal wash basin, WC and clawfoot bathtub with shower unit over, having tiled flooring, panelled and tiled splash backs, a heated towel rail and an obscured window to the rear









Outside

Waveney is set back from the road beyond a generous frontage having lawned gardens and a gravel driveway with parking for a number of vehicles. Gated access to either side opens into the rear garden

Gardens

The rear garden extends to a generous size, enjoys plenty of privacy and is laid to a paved terrace and lawns edged with well stocked borders. To the top of the garden, a summer house is included in the sale, an area has been fenced off for use as a chicken run and a raised deck terrace has inset lighting and exterior power sockets. To the side aspect there is a sunken firepit to a gravelled seating area which also has access into two garden sheds



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.