



24 Meadow Rise, Barton under Needwood, DE13 8DT



Offered with the benefit of no upward chain is this executive detached family home, presenting generously extended interiors, five bedrooms and a desirable setting on this popular cul de sac in Barton under Needwood. Being beautifully maintained and well presented throughout, this spacious family home has received a double storey extension to create additional bedrooms and a fabulous open plan living and dining kitchen, offering ideal accommodation to suit a growing family looking to be part of this thriving village community. The interiors comprise briefly, central reception hall, two spacious reception

rooms, open plan breakfast kitchen with dining room, utility room and cloakroom to the ground floor, with five bedrooms to the first floor serviced by a refitted en suite and luxurious family bathroom. Outside, there is parking for three vehicles to the front aspect and a well tended garden lies to the rear. The property enjoys a peaceful yet well connected setting on this popular cul de sac, and is serviced by mains gas central heating and double glazed windows.

The property benefits from a desirable setting on this peaceful cul de sac, being within a few steps of healthy walk of the superb array of

amenities this handsome village has to offer. Centred around the character high street are a coffee shop, gift shop, a post office, pubs, a Co-op, a pharmacy, GP surgery, dental practice, and a stunning Tudor church, with Holland Sports club offering 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. Independent schools within easy reach in Repton, Denstone College and Lichfield Cathedral. For local 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 the International airports of Birmingham and East Midlands lie within a commutable distance.



- Executive Detached Family Home
- Offered with No Upward Chain
- Generously Extended Interiors
- Desirable Central Village Setting
- Open Plan Family Dining Kitchen
- Two Reception Rooms
- Reception Hall, Utility & Cloakroom
- Five Good Sized Bedrooms
- En Suite & Family Bathroom
- Parking & Gardens
- Walking Distance to Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

Reception Hall

A composite entrance door opens into this central hallway, having stairs rising to the first floor and glazed doors opening into:

Open Plan Breakfast Kitchen 5.36 x 4.15m (approx. 17'7 x 13'7)

A most impressive family space having been extended and remodelled to create open plan living much desired in modern day family life. The **Kitchen** is fitted with a range of wall and base units having granite worksurfaces over, housing an inset sink with side drainer and integral appliances including dishwasher, double oven and induction hob with extractor above. There is space for an American fridge freezer and a central island houses a breakfast bar to one side. Windows face the front, a door opens into a useful **Pantry** and the kitchen opens into:



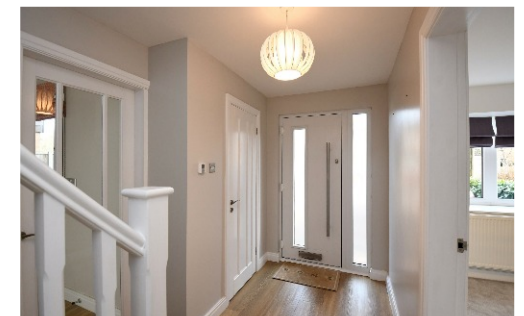
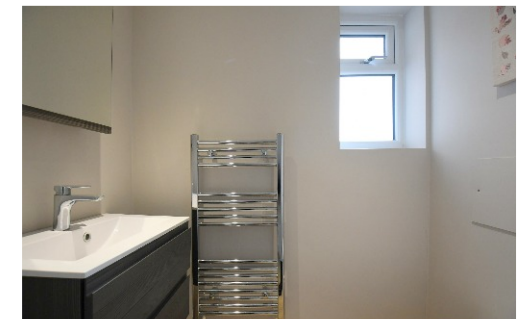
Dining Room 4.54 x 3.44m (approx. 14'10 x 11'3)
With bifold doors opening out to the rear gardens and double doors leading through to:

Lounge 5.16 x 3.77m (approx. 16'11 x 12'4)
A spacious reception room having bifold doors opening out to the rear

Family Room 4.8 x 2.7m (approx. 15'8 x 8'10)
An ideal home office or playroom, having windows to the front and side aspects

Utility 3.64 x 2.6m (approx. 11'11 x 8'6)
Accessed from the kitchen, this spacious utility room is fitted with full height, wall and base units housing an inset sink and spaces for a washing machine and a further appliance. A window and door face the rear and the wall mounted boiler is housed in here

Cloakroom
Refitted with a modern suite having fitted vanity wash basin and WC, with a heated towel rail and an obscured window to the side





Stairs rise to the **First Floor Landing**, where there is access to the loft and doors open into:

Master Bedroom 5.72 x 3.8m (approx. 18'9 x 12'5)
A spacious principal bedroom having a window to the front with pleasant views towards the village fishing pond. With private use of:

En Suite 1.97 x 1.7m (approx. 6'5 x 5'5)
Comprising pedestal wash basin, WC and walk in shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the front

Bedroom Two 4.3 x 3.8m (approx. 14'1 x 12'4)
Another generous double bedroom having a window to the rear aspect

Bedroom Three 3.53, 2.7 x 3.45m (approx. 11'7, 8'10 x 11'3)
Another double room having a window to the rear

Bedroom Four 3.88 x 2.6m (approx. 12'8 x 8'6)
Having a window to the front

Bedroom Five 3.0 x 2.43m (approx. 9'9 x 7'11)
Having a window to the front aspect and a useful fitted cupboard

Family Bathroom 3.9 x 2.38m (approx. 12'9 x 7'9)
A modern suite comprises pedestal wash basin, WC, double shower and separate double bathtub, with tiled flooring, tiled splashbacks, a heated towel rail and an obscured window to the rear









Outside

The property lies on a quiet leaf of the cul de sac, having convenient access onto Holland Sports Club and the village fishing pond, views over which can be enjoyed from the master bedroom. A block paved driveway provides parking for three vehicles, with lawned gardens offering potential to extend the parking area. Gated access opens into the rear garden

Rear Garden

The garden is laid to composite decking and lawns edged with well tended borders. The shed is included in the sale, and there is exterior power, lighting and a water point

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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.