



36 Efflinch Lane, Barton under Needwood, DE13 8ET



Offering superb potential and approved planning permission is this traditional 1930s semi detached home, benefitting from deceptively spacious, extended family interiors, four bedrooms and a generous west facing garden plot. Enjoying a desirable setting on the popular Efflinch Lane, this characterful home presents a superb opportunity to develop and extend further, with permission already granted for a double storey extension to create additional bedroom space, further living accommodation and an integral garage. The property has received a new mains gas boiler in recent years and

comprises briefly reception hall, traditional sitting room, open plan kitchen with dining and family rooms and a cloakroom to the ground floor, with four bedrooms to the first floor serviced by an en suite and family bathroom. To the front, double gates opens into the generous driveway which gives access into the existing garage, and the generous and well tended rear garden enjoys plenty of privacy and a sunny westerly aspect.

The property benefits from a desirable 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 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.



- Traditional Semi Detached Home
- Wealth of Character & Potential
- Planning Permission Granted for Double Storey Extension
- Central Village Location
- Open Plan Living & Dining Kitchen
- Spacious Sitting Room
- Reception Hall & Cloakroom
- Four Bedrooms
- En Suite & Family Bathroom
- Gated Entrance & Generous Plot
- Detached Garage & Ample Parking
- Generous West Facing Gardens
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

A traditional recessed porch leads to the composite entrance door, which lead in turn into:

Reception Hall

Having stairs rising to the first floor with useful cloaks storage beneath, and original 1930s doors leading into:

Sitting Room 3.77 x 3.52m (approx. 12'4 x 11'6)
A spacious reception room having bay window with bespoke shutters to the front aspect and a character fireplace



Family Room 4.17 x 3.77m (approx. 13'8 x 12'4)

A second well presented reception room having brickwork fireplace housing a wood burning stove and a traditional radiator cover. Engineered oak herringbone flooring extends into:

Dining Room 5.18 x 3.31m (approx. 16'11 x 10'10)

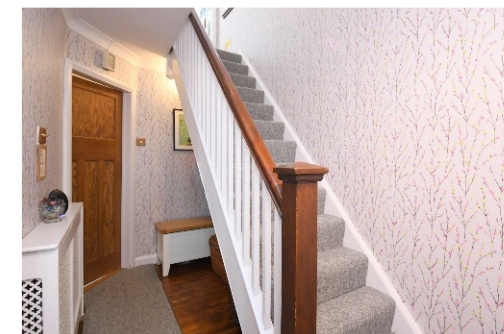
Bifold doors open out to the rear gardens, there is a window to the side and a range of base and full height units provide ample storage space and an integrated fridge freezer. Leading through to:

Open Plan Kitchen 5.4 x 1.77m (approx. 17'8 x 5'9)

The kitchen comprises a range of contrasting painted wall and base units with solid oak worktops over housing an inset ceramic sink with side drainer, space for a dishwasher and integrated appliances including fridge, single oven, induction hob with extractor above and washing machine. A window faces the rear, and there is an opening through to the **Family Room** where the worktops extend to create a breakfast bar

Cloakroom

Having pedestal wash basin and WC, with tiled flooring and a door opening out to the side aspect





Stairs rise to the **First Floor Landing**, where there is access to the loft and a window facing the side aspect. Original doors lead into:

Master Bedroom 4.25 x 3.55m (approx. 13'11 x 11'7)
A spacious principal bedroom having a bay window with bespoke shutters facing the front

Bedroom Two 3.3 x 3.24m (approx. 10'9 x 10'7)
An ideal principal suite or guest bedroom, having a window to the rear and a range of fitted wardrobes and storage. With private use of:

En Suite 1.82 x 1.73m (approx. 5'11 x 5'8)
Fitted with a white suite having pedestal wash basin, WC and shower, with half tiled walls, a chrome heated towel rail and an obscured window to the side

Bedroom Three 3.6 x 2.5m (approx. 11'10 x 8'2)
With a window to the rear and a double fitted wardrobe with storage above

Bedroom Four 2.0 x 1.82m (approx. 6'6 x 5'11)
An ideal single bedroom or study, having a window to the front

Family Bathroom 2.3 x 1.77m (approx. 7'6 x 5'9)
Comprising a white suite having pedestal wash basin, WC and bathtub with shower unit over, with half tiling to the walls, a chrome heated towel rail and an obscured window to the side. a fitted **Airing Cupboard** houses the hot water cylinder

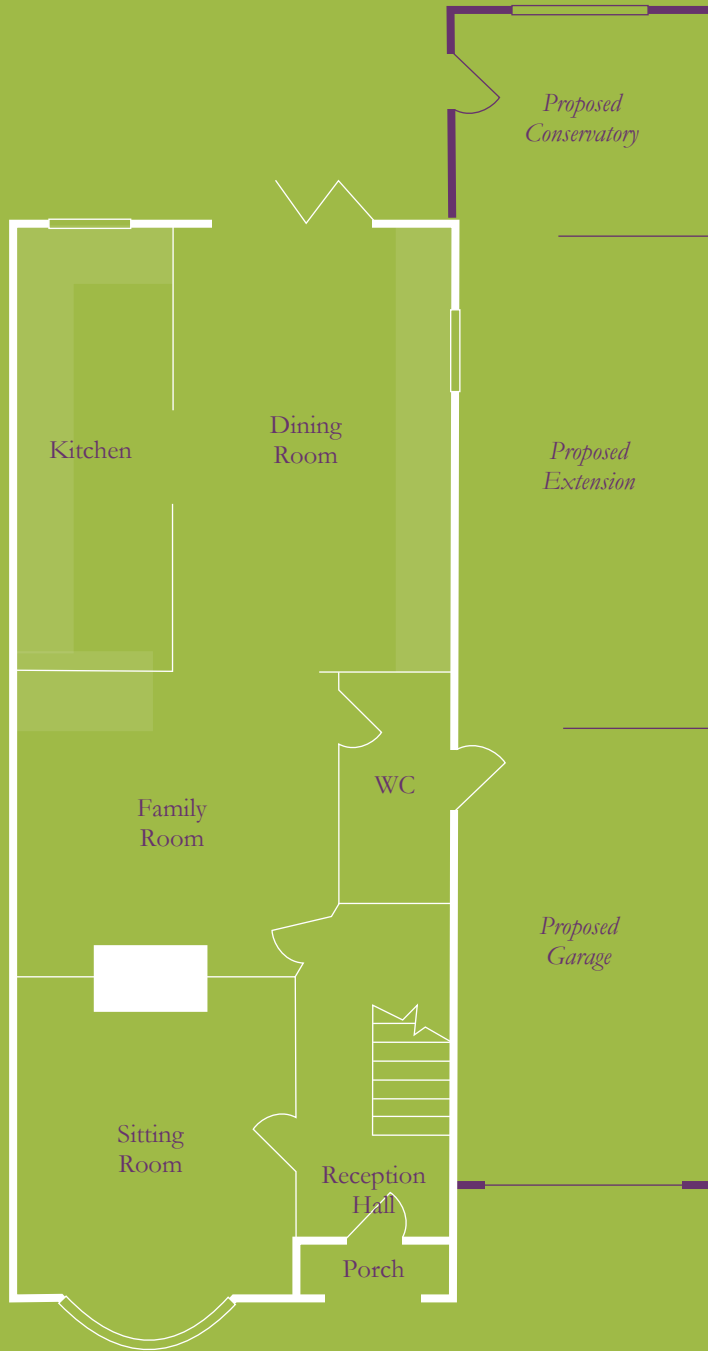


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Existing

Proposed





Outside

The property is set back from Efflinch Lane beyond double gates and a tarmac driveway, having parking for a number of vehicles. Manual entrance doors open into the detached **Garage**, and gated access leads into the rear garden

West Facing Gardens

The rear garden extends to a superb size, enjoying an excellent degree of privacy and a sunny west facing aspect. A paved terrace leads onto neatly tended lawns edged with well stocked flower beds, and there is exterior lighting and a water point. To the top of the garden there is a gravelled entertaining area housing a garden shed which is included in the sale

Planning Permission has been granted for a double storey extension to the side of the property, adding further living accommodation, bedroom space and an integral garage. Drawings can be obtained from our offices. The existing plans could be revised internally to create a four or five bedroom home

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.