



34 Hardy Close, Barton under Needwood, DE13 8HG



Benefitting from a peaceful setting and a pleasant open outlook to the front is this immaculate detached family home, showcasing beautifully extended open plan living, four double bedrooms and private rear gardens. Having been remodelled and extended to an excellent standard, the property features well proportioned accommodation and a desirable cul de sac setting ideal to suit a growing family looking to be part of this desirable village community. The immaculate interiors comprise briefly central reception hall, lounge, impressive open plan dining kitchen with family room, extended utility room and cloakroom to the

ground floor, with four double bedrooms to the first floor serviced by a master en suite and family bathroom. There is potential to extend into the loft, works which a number of neighbouring properties have already carried out. Outside, the property lies at the end of the cul de sac, benefitting from a generous frontage overlooking mature trees and foliage. There is access via an electric door into the garage as well as parking to the front, with the superb plot offering excellent further potential to extend the property or build a separate garage (subject to relevant permissions). To the rear there is a safely enclosed and private rear garden, and the property is serviced by mains gas central

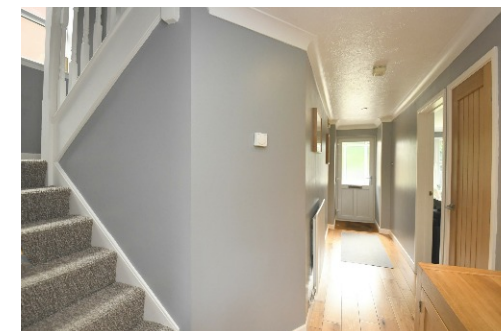
heating and double glazed windows.

The property benefits from a desirable setting on the borders of Barton under Needwood, being within a healthy walk of the excellent schools and amenities this thriving village has to offer. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, 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. 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
- Extended & Beautifully Presented
- Generous Corner Plot with Further Scope to Extend (STPP)
- Open Plan Family Dining Kitchen
- Spacious Family Room & Lounge
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- En Suite & Bathroom
- Single Garage & Ample Parking
- Beautifully Tended & Private Rear Garden
- Extension/Garage Potential (STPP)
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Amenities





Reception Hall

Approached via front door with radiator, storage cupboard, stairs to first floor landing, oak wood flooring, doors to:

Lounge 4.94 x 3.56m (approx. 16'2 x 11'8)

A spacious and recently redecorated room, having a window to the front aspect

Open Plan Dining Kitchen 5.84 x 4.3m (approx. 19'2 x 14'1)

A fabulous, extended and remodelled space features a formal dining area and modern kitchen. A range of wall and base units with complementary work surfaces over house spaces for a range cooker and American fridge freezer, with the island providing an inset sink, integrated dishwasher and a breakfast bar to one side. A door opens into the **Utility** and the kitchen and dining area lead open plan style into:

Family Room 5.82 x 2.99m (approx. 19'1 x 9'9)

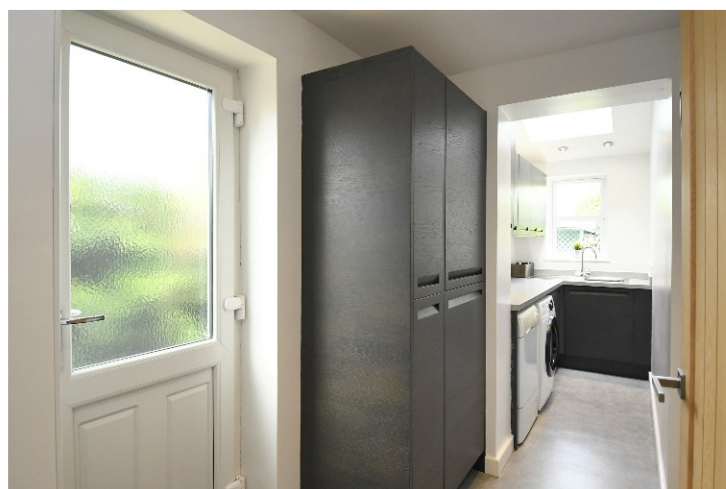
Another beautifully presented living space having vaulted ceilings with a skylight and bifold doors opening out to the rear garden

Utility 5.75 x 1.37m (approx. 18'10 x 4'6)

Also having been extended, the utility is fitted with modern full height, wall and base units housing an inset sink with side drainer and spaces for both a washing machine and tumble dryer. There is a window to the rear as well as a skylight, and a door opens out to the side aspect. A further door opens into:

Cloakroom

With fitted wash basin and WC, having tiled splash backs and an obscured window to the side





Stairs rise to the **First Floor Landing**, having loft access and a door opening to the **Airing Cupboard**, with further doors leading into:

Master Bedroom 3.8 x 3.53m (approx. 12'5 x 11'7)
A spacious principal bedroom having a window to the front enjoying a pleasant open outlook, a range of fitted wardrobes and private use of:

En Suite
Fitted with a white suite comprising wash basin set to vanity unit, WC and shower, with an obscured window to the side, tiled flooring and tiled splash backs

Bedroom Two 2.96 x 3.65 x 2.96m (approx. 9'9 x 12'0)
A double room having window to the front

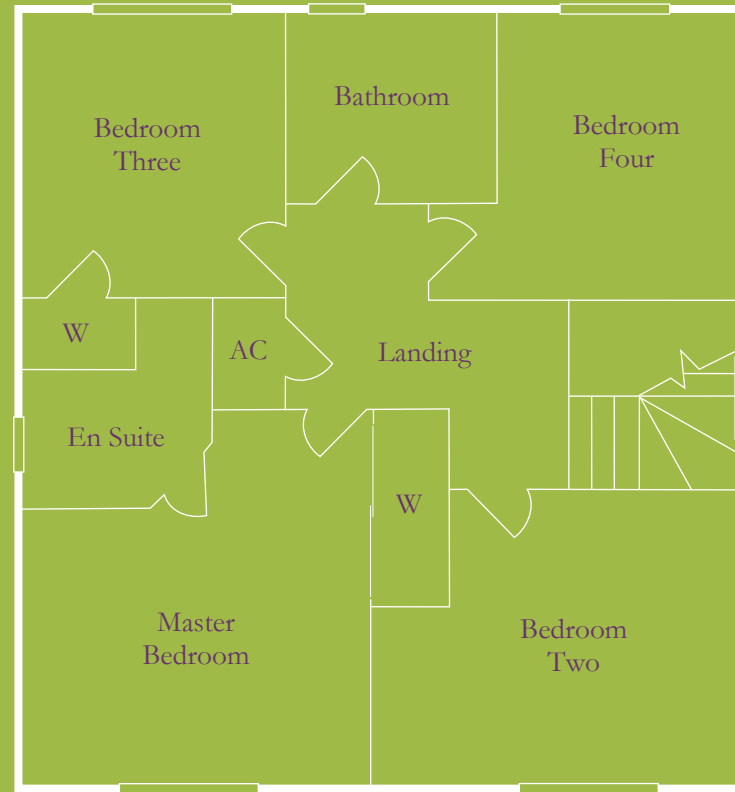
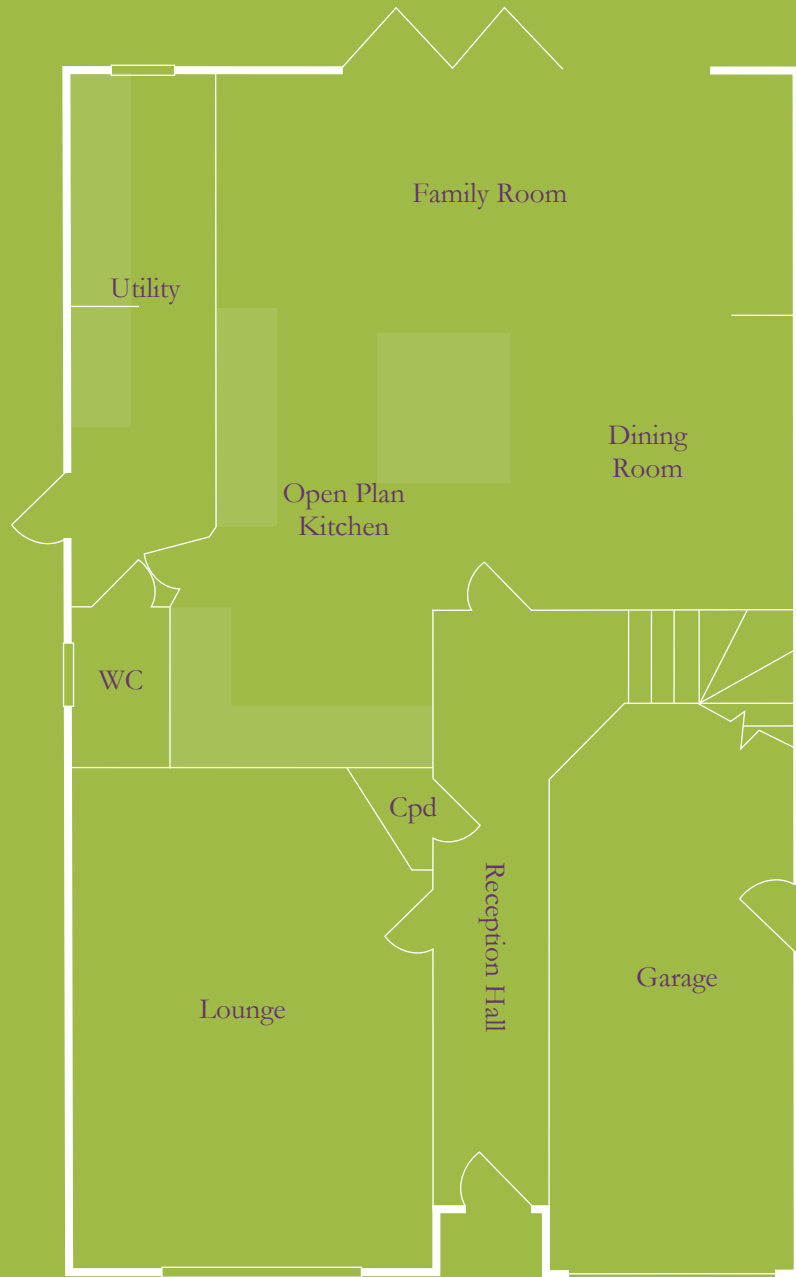
Bedroom Three 2.9 x 2.62m (approx. 9'6 x 8'7)
With a window to the rear and a useful fitted wardrobe

Bedroom Four 2.9 x 2.5m (approx. 9'6 x 8'2)
A fourth double room having a window to the rear

Family Bathroom
A modern white suite comprises pedestal wash basin, WC and bathtub with shower unit over, having half tiled walls, a chrome heated towel rail and an obscured window to the rear









Outside

The property enjoys a secluded setting towards the end of the cul de sac, being set at the end of a private lane servicing just one other property. Enjoying a pleasant open outlook to the front, the property benefits from parking to the fore of the garage as well as a turning space, with plenty of scope to extend the parking area further or to build a new garage (subject to relevant permissions)

Garage 5.25 x 2.4m (approx. 18'5 x 7'10)

With an electric roller entrance door, power, lighting and a courtesy door to the side

Rear Garden

Being beautifully tended, the rear garden enjoys plenty of sunlight and privacy to all sides. Mature hedges, foliage and neatly stocked borders edge the lawns, and both a paved terrace and a deck offer space for outdoor entertaining. There is exterior lighting, power and a water point, with a large shed to one side also having power and lighting. Gated access to the side leads back out to the front aspect



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.