



46 Ashtree Road, Barton under Needwood, DE13 8LJ



Set in the popular village of Barton under Needwood is this attractive semi detached home, offering immaculately presented interiors, three bedrooms and a generous rear garden. being an ideal young a family home, downsize or first time buy, the property enjoys a peaceful setting and is within a short walk of the village centre, local amenities and Ofsted rated 'Outstanding' schools. The recently replaced composite entrance door opens into an entrance hall, which in turn leads into the lounge featuring a modern fireplace with wood burning stove inset. An oak part glazed door opens into the family dining kitchen which leads out to the rear garden, and there are three bedrooms to the first floor serviced by a family bathroom. The rear garden extends to a superb size being laid to well tended lawns and a raised decking area, and there is a single garage to the rear as well as parking for two vehicles to the front aspect. The property is serviced by mains gas central heating and double glazed windows.

The property benefits from a desirable setting in Barton under Needwood, being within a

short 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 airports both lie within a commutable distance.

- Semi Detached Family Home
- Popular Village Location
- Ideal First Time Buy/Downsize/Investment
- Spacious Lounge with Wood Burner
- Modern Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Detached Garage & Parking
- Generous Rear Garden
- Walking Distance to Village Centre
- 'Outstanding' School Catchment

The refitted composite front door opens into the **Entrance Hall**, having tiled flooring and in turn leading into:

Lounge 4.73 x 3.67m (approx. 15'6 x 12'0)
A spacious reception room having a window to the front and a recently installed wood burning stove set to tiled hearth with beam lintel above.

Stairs rise to the first floor accommodation and a part glazed door opens into:

Dining Kitchen 4.73 x 3.5m (approx. 15'6 x 11'6)
A modern family space having a range of full height, wall and base units with complementary worksurfaces over, housing an inset sink with side drainer, an integrated electric oven with gas hob over and spaces for appliances including a fridge freezer, washing machine and tumble dryer. A cupboard beneath the stairs provides useful storage, there is space for a dining table and chairs and windows overlook the rear garden. A door opens out to the rear aspect





Stairs rise to the **First Floor Landing**, where there is fitted storage and access to the loft which has been boarded. Oak doors open into:

Master Bedroom 4.06 x 2.8m (approx. 13'4 x 9'2)
A good sized double room having a window to the front

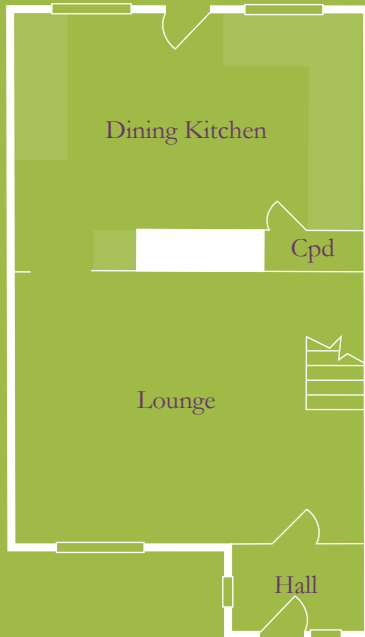
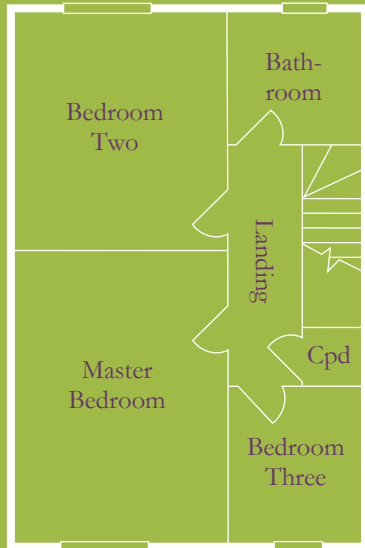
Bedroom Two 3.11 x 2.8m (approx. 10'2 x 9'2)
Another double room having window to the rear

Bedroom Three 2.17 x 1.85m (approx. 7'1 x 6'1)
With a window to the front

Bathroom 1.8 x 1.75m (approx. 5'11 x 5'9)
Fitted with a white suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled walls and an obscured window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Outside

The property is set along a popular lane in Barton under Needwood. There is parking to a tarmac driveway to the front aspect, and a shared drive leads to the rear where there is access into the:

Single Garage 5.34 x 2.62m (approx. 17'6 x 8'7")
 With double doors opening to the front aspect, a window to the side and a courtesy door into the rear garden

Gardens

A well maintained garden is set to the rear, being enclosed with fenced boundaries. A paved terrace leads onto well tended lawns and an elevated deck terrace providing a pleasant space for outdoor seating. Gated access opens back out onto the driveway



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.