



36 Meadow Rise, Barton under Needwood, DE13 8DT

 Parker
Hall

Occupying a prime setting with pleasant views down the cul de sac is this attractive detached family home, benefitting from immaculately maintained interiors, four good sized bedrooms and a secluded west-facing garden plot. Offering the flexibility to remodel or extend as desired, the property offers versatile interiors ideal to suit a growing family, complemented by a good sized plot with twin driveways, a car port and a single garage to the front.

The central reception hall leads firstly into a versatile family room, being an ideal home office or playroom. A modern kitchen is set to one side, and two further reception rooms extend to the rear enjoying pleasant garden views. A guest cloakroom is also set to the ground floor. From the first floor landing there are four good sized bedrooms, two with fitted wardrobes, serviced by a family bathroom and modern en suite. The west-facing rear garden offers a secluded and sunny space to enjoy the peaceful village setting, and the property is serviced by mains gas central heating and double glazed windows.

The property resides on a popular cul de sac being within a few steps of the village centre and its excellent array of amenities offered. 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 lies off Efflinch Lane and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more. 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 both lie within a commutable distance.

- Executive Detached Family Home
- Excellent Potential to Extend/Remodel
- Desirable Cul de Sac Setting
- Secluded West Facing Garden
- Three Reception Rooms
- Kitchen, Reception Hall & Cloakroom
- Four Double Bedrooms
- Modern En Suite & Bathroom
- Twin Driveways & Car Ports
- Single Garage with Electric Door
- Pleasant Outlook to Front
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities

Reception Hall 4.3 x 1.86m (approx. 14'2 x 6'1)
The composite entrance door opens into the central hallway, having stairs rising to the first floor accommodation and doors into the **Kitchen, Lounge** and **Cloakroom**. A wide opening leads into:

Sitting Room 4.84 x 2.75m (approx. 15'10 x 9'0)
An ideal playroom or study, having a window to the front

Lounge 5.15 x 3.77m (approx. 16'11 x 12'4)
A spacious reception room having a gas living flame fireplace and sliding doors opening out to the rear garden. Opening into:

Dining Room 3.48 x 3.44m (approx. 11'5 x 11'3)
Another well presented reception room having a window to the rear and a door opening into:

Kitchen 4.4 x 2.47m (approx. 14'4 x 8'1)
A modern range of wall and base units house an inset one and a half sink with side drainer and integrated appliances including double oven, gas hob, fridge, freezer and washing machine. There is a window to the front and a stable door opens out to the side aspect





Cloakroom

Fitted with vanity wash basin and WC, with half tiled walls and an obscured window to the side

Stairs rise to the **First Floor Landing** where there is loft access and double doors opening to a fitted **Airing Cupboard** housing the combi boiler. Doors open into:

Master Bedroom 4.99 x 3.78m (approx. 16'4 x 12'4)

A spacious principal bedroom having fitted wardrobes and a window to the front with pleasant views down the cul de sac. With private use of:

En Suite 1.98 x 1.68m (approx. 6'6 x 5'6)

A modern suite comprises wash basin set to vanity unit, WC and double shower, with tiled walls and a

heated towel rail

Bedroom Two 3.76 x 3.5m (approx. 12'4 x 11'6)

Another double room having a window to the rear and fitted wardrobes

Bedroom Three 3.48 x 2.7m (approx. 11'5 x 8'10)

A third double room having a window to the rear

Bedroom Four 2.99 x 2.48m (approx. 9'9 x 8'1)

A good sized fourth bedroom having a window to the front and a useful fitted cupboard

Family Bathroom 2.11 x 1.64m (approx. 6'11 x 5'4)

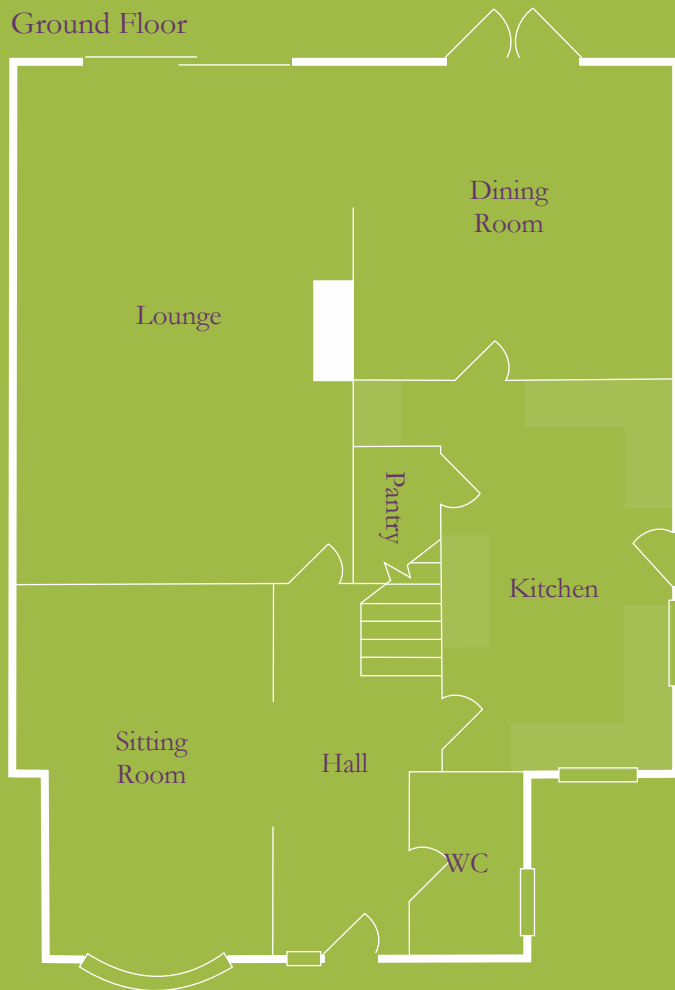
A modern suite having wash basin set to vanity units, WC and bathtub with shower unit over, with half tiled walls, a heated towel rail and an obscured window to the side







Ground Floor



First Floor



Outside

The property is set back from the lane beyond a generous frontage, having twin driveways and car ports to either side providing plenty of parking. Well tended fore gardens extend to the front, and the property overlooks a pleasant open outlook down the cul de sac

Single Garage 5.88 x 3.27m (approx. 19'3 x 10'8)
 With electric entrance door, power, lighting and a courtesy door into the rear garden

West Facing Rear Garden

Enjoying an excellent degree of privacy and a sunny aspect, the rear garden is laid to a paved terrace and manicured lawns, bordered with neatly stocked flower beds and mature foliage. Gated access to one side leads back out to the front aspect, and there is exterior lighting and a water point. The shed is also included in the sale

EPC in Progress



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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.