



15 Fallowfield Drive, Barton under Needwood, DE13 8DH



Enjoying a peaceful setting on this desirable crescent in Barton under Needwood is this attractive, four bedroom detached home offered with the benefit of no upward chain. Presenting superb potential to extend/modernise as desired, this immaculately maintained property lies within a short walk of the excellent amenities this thriving village offers as well as 'Outstanding' rated schools. The reception hall leads into a spacious lounge, modern kitchen with pantry and cloakroom, with a dining room accessed via the lounge and kitchen. A contemporary oak and glass staircase rises to the first floor landing, where there are four well proportioned double bedrooms serviced by a family bathroom and master en suite, with a double width airing cupboard providing additional storage. Outside, there is parking to the front as well as well tended fore gardens offering potential to extend the parking area, with gated access leading to the rear garden. A well tended and secluded garden extends to the side and rear offering plenty of scope to extend (subject to relevant permissions) and 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 Junior and John Taylor Secondary 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
- Desirable Village Setting
- 'Outstanding' School Catchment
- Offered with No Upward Chain
- Two Spacious Reception Rooms
- Modern Kitchen
- Reception Hall & Cloakroom
- Four Excellent Double Bedrooms
- En Suite & Family Bathroom
- Single Garage & Parking
- Well Tended Front & Rear Gardens
- Pleasant Open Outlook to Front
- Walking Distance to Village Amenities
- Well Placed for Local Amenities & Commuter Routes

Reception Hall 4.9 x 1.9m (approx. 16'0 x 6'2)
A pillared porch leads to the front door which in turn opens into the reception hall, having Amtico flooring, stairs with a contemporary oak and glass bannister rising to the first floor accommodation

and doors opening into the Kitchen and:

Lounge 5.12 x 3.75m (approx. 16'0 x 12'3)
A generous living room having double doors opening out to the rear garden and a gas fireplace set to marble hearth and surround. Glazed double doors open into:

Dining Room 3.6 x 3.46m (approx. 11'10 x 11'4)
Another well presented reception room having a window overlooking the rear garden and a door opening into:

Kitchen 4.46 x 2.56m (approx. 14'7 x 8'4)
A range of modern wall and base units house an inset sink with side drainer and single oven, with further spaces for appliances including fridge freezer, dishwasher, washing machine and tumble dryer. There are windows to two sides, a door opens out to a courtyard garden to the side of the property and a further door opens into a useful **Pantry** cupboard beneath the stairs







Cloakroom 1.99 x 1.15m (approx. 6'6 x 3'9)
Having wash basin set to vanity unit, WC, an obscured window to the side and useful storage for coats and shoes

Stairs rise to the **First Floor Landing**, where there is a double width **Airing Cupboard** housing the hot water cylinder and shelved storage. There is access via a drop down ladder to the boarded loft, and doors lead into:

Master Bedroom 5.08 x 3.76m (approx. 16'8 x 12'4)
A spacious principal bedroom having window to the front, two double fitted wardrobes and private use of:

En Suite 2.03 x 1.8m (approx. 6'7 x 5'11)
Fitted with a white suite having fitted wash basin, WC, bidet and corner shower, with tiled flooring, tiled splash backs, a heated towel rail and an



obscured window to the front

Bedroom Two 3.74 x 3.46m (approx. 12'3 x 11'4)
Another double bedroom having a window to the rear and triple fitted wardrobes

Bedroom Three 3.61 x 2.6m (approx. 11'10 x 8'6)
With a window to the rear

Bedroom Four 3.21 x 2.62m (approx. 10'6 x 8'7)
A fourth double room having a window to the front aspect and a fitted cupboard

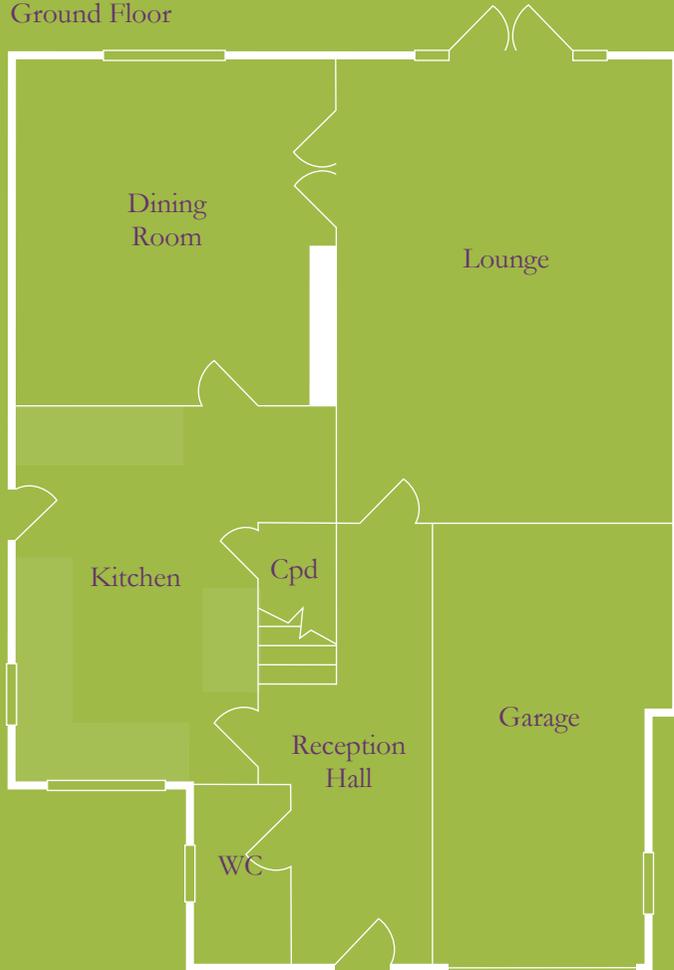
Family Bathroom 2.05 x 1.66m (approx. 6'8 x 5'5)
A white suite comprises pedestal wash basin, WC and bathtub with shower unit over, with tiled walls and an obscured window to the side



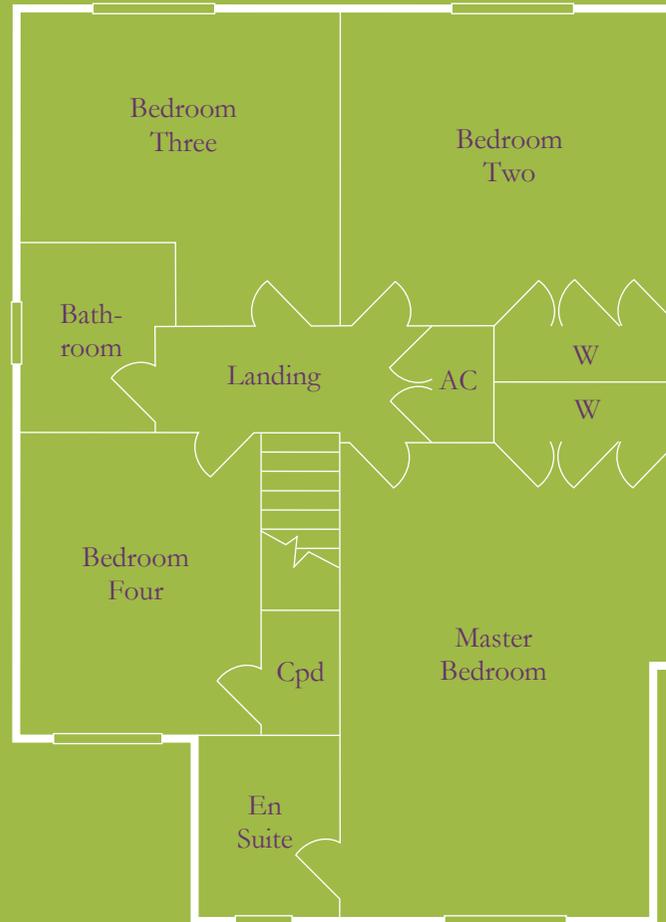




Ground Floor



First Floor



Outside

The property enjoys a desirable position on Fallowfield Drive, having parking to the front as well as mature fore gardens. There is a dropped kerb to one side to allow for part of the garden to be landscaped to create additional parking, and a gate opens into the rear garden

Single Garage 4.8 x 2.8m (approx. 15'8 x 9'2)
 With power, lighting and a manual entrance door to the front

Gardens

Benefiting from a pleasant open aspect, the immaculately tended rear garden laid to lawns, a paved terrace and neatly stocked flower beds, all enjoying a superb degree of privacy. There is exterior lighting and a water point, and a further paved area to the side of the property offers an additional seating area or the opportunity to extend the property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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 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.