



126 Park Road, Barton under Needwood, DE13 8DD

Enjoying a peaceful setting in this desirable village is this immaculate detached bungalow, offering remodelled and recently refurbished interiors, two double bedrooms and a beautifully landscaped garden plot. Being an ideal downsizer or single storey home in this popular location, the bungalow has received extensive upgrades to include a new windows and doors, a new kitchen and shower room, replastering throughout, new radiators and beautiful landscaping to the garden, all within the last 3 years. A composite entrance door opens into the reception hall, which has been remodelled to create additional storage for the refitted Wren kitchen. The lounge opens into a fabulous conservatory, and two good sized bedrooms are serviced by a refitted shower room. to the front, there is parking for a number of vehicles as well as access via an electric door into the single garage, part of which offers an ideal home office space. The rear garden offers a tranquil and immaculately landscaped space to enjoy the tranquil village location, and the property is serviced by mains gas central heating (combi boiler) and double glazed windows.

The property benefits from a desirable and peaceful setting on this popular road, being within a healthy walk of the excellent amenities Barton under Needwood offers. 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 plays host to an array of sporting activities for all ages including rugby, football, cricket and tennis, 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.

- Beautifully Refurbished Bungalow
- Desirable Village with Excellent Amenities
- Remodelled Interiors with new Windows, Radiators, Plastering & Internal Fittings
- Refitted Kitchen & Entrance Hall
- Lounge & Conservatory
- Two Double Bedrooms
- Refitted Shower Room
- Single Garage & Ample Parking
- Generous & Immaculately Landscaped Garden
- Walking Distance to Village Centre
- Ideal Downsizer in Peaceful Location

Entrance Hall

A composite entrance door opens into this L shaped hallway, having Karndean flooring and doors into the lounge, bedrooms and shower room. There is access to the loft and an opening leads into:

Kitchen 2.6 x 2.38m (approx 8'6 x 7'10)

A modernised kitchen comprising a range of Wren gloss wall and base units housing an inset sink with side drainer and integrated appliances including gas hob, double ovens and a washing machine. Further full height units to the hallway provide additional storage as well as space for a fridge freezer, and the kitchen has a window to the front Karndean flooring

Lounge 5.0 x 2.92m (approx 16'5 x 9'7)

A beautifully presented reception room having double doors opening into:

Conservatory 5.6 x 5.48m (approx 18'4 x 18'0)

A versatile reception room having tiled flooring and windows overlooking the gardens with bespoke fitted blinds. French doors open out to the landscaped rear garden





Doors from the **Entrance Hall** open into:

Master Bedroom 5.0 x 3.8m (approx 16'5 x 12'6)
A good sized double room having a window to the front and a range of fitted wardrobes

Shower Room 2.0 x 1.78m (approx 6'7 x 5'10)
Having been refitted with a white suite having wash basin set to vanity unit, WC and corner shower, with Laura Ashley wall panelling, an obscured window to the side, a heated towel rail and Karndean flooring

Bedroom Two 3.2 x 2.68m (approx 10'6 x 8'10)
With an interior window through to the **Conservatory**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Outside

The bungalow is set back from Park Road beyond a generous frontage, having a block paved driveway with parking for a number of vehicles. There are gravelled gardens to one side, and there is gated access opening into the rear garden

Detached Garage 5.4 x 2.44m (approx. 17'8 x 8'0)

An electric roller door opens to the front where there is space for a tumble dryer and a further appliance. The garage has been separated into two rooms, with the rear of the garage offering an ideal home office space, having power, lighting and a courtesy door into the rear garden

Landscaped Garden

The rear garden enjoys a good degree of privacy and has been landscaped to an exceptional standard, with porcelain paving, limestone gravel and a feature moon arch. Raised borders edged with railway sleepers and planted with a colourful variety of flowers and shrubs, and there are a number of pleasant seating areas ideal to enjoy the peaceful location. There is exterior lighting, power and water, and a garden shed is included in the sale



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.