



2 Sutton Crescent

Barton under Needwood

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Barton under Needwood Staffordshire DE13 8FE

Holding a prime position within the premier village of Barton under Needwood is this executive detached home, showcasing immaculately presented and superbly finished interiors, extended accommodation including two reception rooms plus a study, and five excellent double bedrooms.

Bought from the developer 10 years ago, this outstanding family home has recently been extended and refurbished to an exceptional specification, offering versatile interiors ideal to suit a growing family also looking for multigenerational living and a dedicated work-from-home space. The kitchen features both a formal dining area and a stunning garden room room with Orangery style ceiling lanterns, and the family bathroom, both en suites and the ground floor shower room have all been refitted in recent years with quality suites and contemporary tiling. In addition, a single storey extension provides plenty of scope for ancillary accommodation or a ground floor bedroom suite, and the property benefits from a landscaped corner plot including a generous driveway with parking for four, plus a single garage.

The interiors have been remodelled to create a larger open plan living and dining kitchen plus as additional reception room, a fully fitted study, a boot room and a ground floor fifth bedroom/gym with shower room, alongside the existing dual aspect lounge, utility room and cloakroom. The bedrooms extend over two floors, with a luxurious master suite occupying the second floor, having a range of bespoke fitted wardrobes and a private en suite bathroom. Three additional double bedrooms are set to the first floor, having use of an extended family bathroom and guest en suite with walk in shower.

Outside, the property resides on a prominent corner plot, with a large driveway providing ample parking as well as access via an electric door into the single garage. The rear garden has been beautifully landscaped with mature planting providing plenty of privacy to a porcelain paved terrace and neatly manicured lawns. The functional yet appealing layout offers a family plenty of space to grow into, and a range of Solar Panels with storage batteries are also included in the sale, adding an eco-conscious aspect and low running costs to this traditionally styled home.



The property resides on the sought after Barton Manor, a traditionally styled development benefitting from a peaceful yet well connected setting on the borders of Barton under Needwood. Centered around the handsome village High Street are an array of boutique shops, a post office, pubs, a Co-op, a pharmacy, GP surgery, dental practice, pharmacy and a stunning Tudor church, all being within a healthy walk of the property.

As a location well suited to family life, Holland Sports club lies off Efflinch Lane and plays host to an array of sports clubs including rugby, football, cricket, tennis and more. The village is renowned for its Ofsted rated ‘Outstanding’ schools, which include Thomas Russell Infants and Primary and John Taylor Specialist Science School. There are also a number of highly regarded independent schools nearby including Repton, Denstone and Lichfield Cathedral.

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 nearby golf clubs in Branston and Lichfield. Hoar Cross is also home to the Deer Park Farmshop and Café, and there are award winning local Butchers’ nearby in both Alrewas and Yoxall.

Ideally placed for commuter routes, the local town 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.



Village Centre & Amenities: 0 miles

Uttoxeter Rail Station: 0 miles
Hatton Rail Station: 0 miles

Uttoxeter Town Centre: 0 miles
Derby City Centre: 0 miles
Nottingham City Centre: 0 miles

Peak District National Park: 0 miles
Staffordshire Moorlands: 0 miles

Manchester Airport: 0 miles
East Midlands Airport: 0 miles



The entrance to this executive home has been remodelled to create a wonderfully light and airy **Reception Hall**, with vaulted ceilings, skylights and windows to either side. Stairs rise to the first floor accommodation having storage below, a door opens into the **Cloakroom** and further part glazed doors open into the **Open Plan Dining Kitchen and Lounge**, which extends to a superb size having an electric fireplace and dual aspect windows including a bay to the side, all having discreet privacy glass.

The **Open Plan Dining Kitchen** features a formal dining area and a quality kitchen, with a range of shaker style wall, base and full height units with granite worksurfaces housing integrated AEG appliances including double electric ovens and microwave oven, fridge freezer, wine fridge, coffee machine and dishwasher. A central island unit provides further workspace and storage as well as an AEG induction hob with extractor hood above, and tiled flooring extends into the **Garden Room** where there is an entertaining style breakfast bar as well as bifold doors opening out to the rear garden. Twin Orangery style ceiling lanterns provide plenty of natural light, and an opening leads to the **Inner Hall**, and from the kitchen a door opens into the **Utility**, having fitted base units with granite work surfaces, an inset sink with side drainer and spaces for both a washing machine and tumble dryer.

From the **Inner Hall**, doors open to a useful **Study** with fitted desk space and storage, and into a **Family Room**. This versatile additional lounge is ideal as a games room or playroom, or could easily serve as a lounge to a self contained annexe. A superb **Boot Room** is fitted with floor to ceiling storage and has a courtesy door into the garage, and a **Fifth Bedroom/Gym** and a modern **Shower Room** with walk in shower offer ideal ground floor bedroom space or accommodation to complete an annexe.

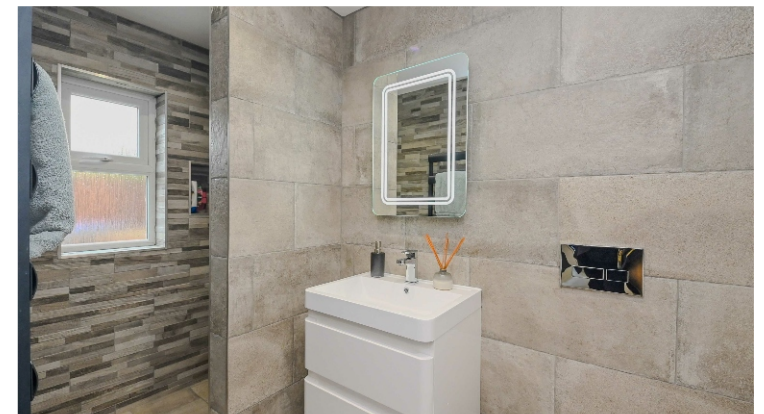






The **First Floor Landing** has a window to the front and stairs continuing to the **Second Floor**, which is dedicated to a luxurious principal **Master Suite**. This spacious bedroom features vaulted Ceilings, dual aspect windows and skylights, with a range of fitted furniture including a dressing table and both eaves and full height wardrobes. The master has private use of a four piece **En Suite Bathroom** which has been refitted including a vanity wash basin, bathtub and separate walk in shower.

The **First Floor Landing** leads into **Three Further Double Bedrooms**, with the second bedroom having a private **En Suite**. The third bedroom has a Jack & Jill entrance into the **Family Bathroom** which can also be accessed from the landing, and both the four piece family bathroom and en suite have received quality refits and a remodel to the layout to create space for walk in showers.







The property resides on a prominent corner plot, having a recently laid tarmac driveway to the rear providing **Parking For Four Vehicles**. there is access via an electric entrance door to the **Single Garage**, and a gate to the side opens into the rear garden.

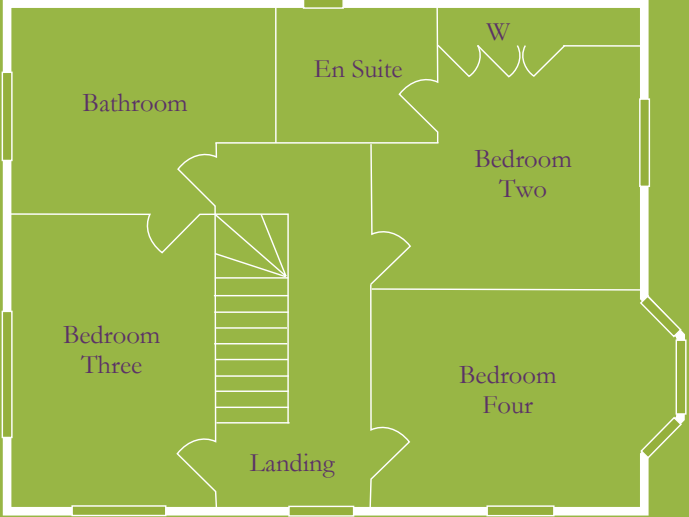
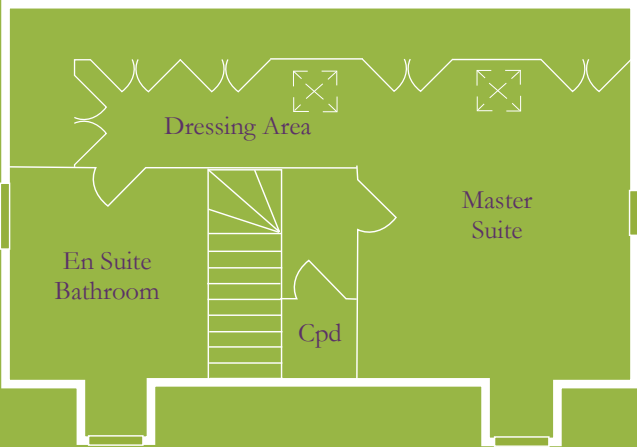
Having been landscaped to a superb degree, the **Rear Garden** is laid to shaped lawns and a porcelain paved terrace, being safely enclosed to all sides and enjoying privacy from thoughtfully planned trees and foliage. the garden enjoys an excellent degree of privacy to all aspects and benefits from exterior lighting, power and a water point.



Ground Floor



Second Floor



First Floor

Floor Area: (TBC following EPC)

Ground Floor

Lounge 6.6 x 3.94m (approx. 21'8 x 12'11)

Open Plan Dining Kitchen 6.55m x 4.04m (approx. 21'6 x 13'3)

Family Room 6.63 x 3.44m (approx. 21'8 x 11'3)

Sitting Room 4.4 x 2.7m (approx. 14'5 x 8'10)

Study 2.97 x 1.54m (approx. 9'8 x 5'0)

Ground Floor Bedroom Five/Gym 4.3 x 3.1m (approx. 14'0 x 10'1)

Shower Room 2.65 x 1.37m (approx. 8'8 x 4'5)

Utility 2.01m x 1.93m (approx. 6'7 x 6'4)

Boot Room 2.36 x 1.45m (approx. 7'8 x 4'8)

Cloakroom

First Floor

Bedroom Two 3.81 x 3.53m (approx. 12'6 x 11'7)

En Suite 2.17 x 1.63m (approx. 7'12 x 5'4)

Bedroom Three 4.04 x 2.69m (approx. 13'3 x 8'10)

Bedroom Four 3.71m x 2.59m (approx. 12'2 x 8'6)

Bedroom Five 3.43 x 2.59m (approx. 11'3 x 8'6)

Family Bathroom 3.1 x 2.57m (approx. 10'2 x 8'5)

Second Floor

Master Bedroom 5.18 x 5.16m (approx. 17'0 x 16'11)

En Suite Bathroom

Outside

Garage 4.36 x 2.86m (approx. 14'3 x 9'4)



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