



Sunnyside, Bell Lane, Barton under Needwood, DE13 8AE

 Parker
Hall

Set in a tranquil walled garden plot in the heart of Barton under Needwood, Sunnyside is a charming and beautifully presented semi detached cottage showcasing extended living accommodation, four bedrooms and private off road parking. Being within a few steps of the village centre, Sunnyside enjoys a pleasantly peaceful setting within this sought after village, combining the ideals of a secluded location with convenient access to surrounding amenities and schools. The entrance hall opens into a spacious living and dining kitchen, leading in turn to a sitting room with wood burning stove, a study and a conservatory with access into the utility and cloakroom. To the first floor there are four bedrooms, three having fitted wardrobes, a guest en suite and a family bathroom, with both bathrooms having been refitted in recent years. Outside, Sunnyside enjoys a pretty walled garden plot with plenty of privacy, with private parking for two vehicles off Bell Lane. The cottage is serviced by mains gas central heating and double glazed windows.

Sunnyside benefits from a desirable setting in

the heart of Barton under Needwood, being within a few steps of the excellent schools and amenities this thriving village has to offer. Centered around the handsome High Street are an array of boutique shops, a post office, pubs, a Co-op, a pharmacy, GP surgery and a dental practice, with a stunning Tudor church at the centre of the village. Holland Sports club lies off Efflinch Lane and plays host to an array of sports clubs 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 nearby golf clubs in Branston and Lichfield. 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.

- Characterful Semi Detached Cottage
- Generous Extended Interiors
- Secluded Setting in Heart of Village
- Spacious Dining Kitchen
- Sitting Room, Study & Conservatory
- Utility & Cloakroom
- Four Bedrooms
- Refitted En Suite & Family Bathroom
- Private Off Street Parking
- Secluded Cottage Garden
- 'Outstanding' School Catchment
- Walking Distance to Amenities & School
- Well Placed for Commuter Routes & Rail Travel

Entrance Hall

A composite door opens into the hallway, leading in turn into:

Dining Kitchen 7.14 x 4.6m (approx. 23'5 x 15'1)

A beautifully presented open plan space fitted with a range of painted wall and base units with

granite worksurfaces over, having an inset sink with side drainer and integral appliances including dishwasher, microwave and fridge freezer. The dual fuel Rangemaster cooker is included in the sale and there is ample space for a dining table and chairs. Windows face the front, a glazed staircase with storage beneath rises to the first floor accommodation and doors open into:

Sitting Room 3.78 x 3.62m (approx. 12'4 x 11'10)

Overlooking the gardens, this attractive reception room has bifold doors opening out to the front and a wood burning stove set to granite hearth

Study 3.25 x 2.7m (approx. 10'8 x 8'10)

A useful home office having window to the side and a range of fitted storage

Conservatory 4.1 x 3.4m (approx. 13'5 x 11'2)

A versatile living space ideal as a second lounge or playroom, having upper level windows to the rear and a UPVC door to an exterior covered storage area. Further doors open into:







Utility 2.92 x 1.45m (approx. 9'6 x 4'9)
Base units house and inset sink with side drainer as well as spaces for a washing machine and fridge freezer. Also having a window to the front

Cloakroom
Fitted with wash basin and WC, having upper level windows to the rear

Stairs rise to the **First Floor Landing**, where there is an original single glazed window to the rear and character doors opening into:

Master Bedroom 3.63 x 3.22m (approx. 11'10 x 10'6)
A spacious double room having a window to the front aspect and a range of fitted wardrobes

Bedroom Two 3.02 x 2.8m (approx. 9'10 x 9'2)



A second double room having a window to the front, fitted wardrobes and private use of:

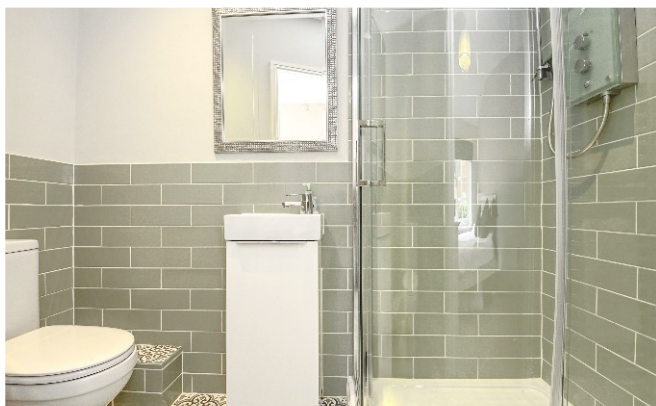
En Suite 2.27 x 1.27m (approx. 7'5 x 4'2)
A refitted suite comprises wash basin set to vanity unit, WC and corner shower, with tiled flooring, half tiled walls and a chrome heated towel rail

Bedroom Three 3.26 x 2.66m (approx. 10'6 x 8'8)
A double room having fitted wardrobes and a

window to the front aspect with garden views

Bedroom Four 2.68 x 2.38m (approx. 8'9 x 7'9)
With a window to the rear

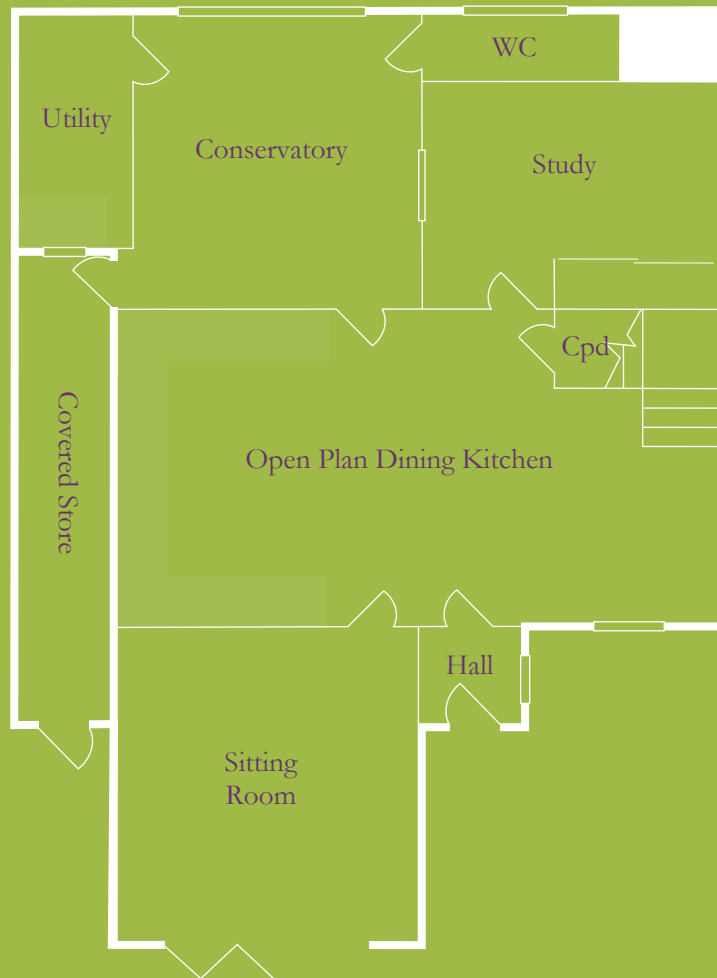
Family Bathroom 2.63 x 2.05m (approx. 8'7 x 6'8)
Another refitted suite having pedestal wash basin, WC, bathtub and separate double shower, with half tiled walls, tiled flooring, a heated towel rail and an obscured window to the side



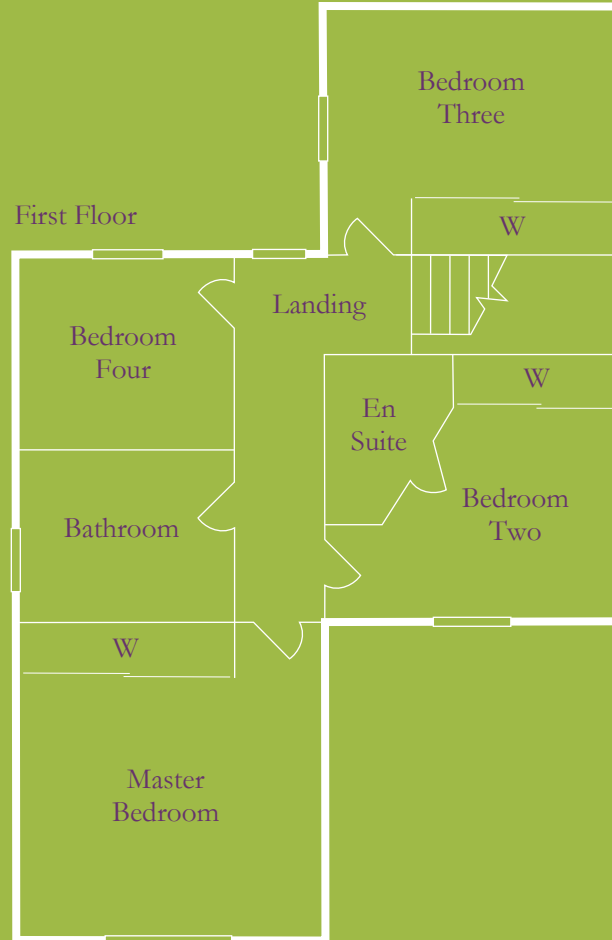




Ground Floor



First Floor



Outside

Sunnyside lies on Bell Lane, a peaceful lane giving pedestrian access to St James' Church grounds. A walled entrance opens to a private driveway where there is exterior power and comfortable parking for two large vehicles, with a fence enclosed the garden. A gate opens into:

Cottage Gardens

A secluded and beautifully tended garden extends to the fore of the cottage, having shaped lawns, neatly stocked borders and a pathway leading to the entrance door. Paved terraces provide pretty seating areas, a character wall lies to one side and a mature hedge provides privacy to the other. Gated access opening to a useful covered storage area to the side of the cottage. There is exterior power, lighting and water

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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.