



21 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 and generously proportioned family home lies within a short walk of the excellent amenities this thriving village offers as well as 'Outstanding' rated schools. The central reception hall leads into a lounge, study/playroom, modern kitchen with pantry and cloakroom, with a dining room also accessed via the lounge. The wide plot also accommodates a second entrance hall and a

utility, with the position of the garage offering potential to extend the first floor (subject to relevant permissions). The first floor landing leads off to four excellent 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 fore gardens and the double garage which is accessed via an electric entrance door. A well tended and secluded rear garden offers an ideal space to enjoy the peaceful setting, and the property is serviced by mains gas central heating and double glazed windows.

The property benefits from a desirable address close to the heart of Barton under Needwood, a prime location with superb amenities, Outstanding schools and local commuter routes all within a short walk. This desirable rural community is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club lies in the heart of the village 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 Primary and

John Taylor High School, and there are an excellent array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone. The local centres of Burton on Trent and the Cathedral City of Lichfield both offer more comprehensive leisure and shopping facilities as well as rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.



- Executive Detached Family Home
- Desirable Village Setting
- 'Outstanding' School Catchment
- Offered with No Upward Chain
- Extension Potential (STPP)
- Three Reception Rooms & Conservatory
- Kitchen, Separate Utility & Entrance Hall
- Reception Hall & Cloakroom
- Four Excellent Bedrooms
- En Suite & Family Bathroom
- Double Garage & Ample Parking
- Well Tended & Private Rear Garden
- 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 paved path leads to the front door which in turn opens into the reception hall, having tiled flooring, stairs rising to the first floor accommodation and doors opening into the **Kitchen** and:

Study/Playroom 4.18 x 2.76m (approx. 13'8 x 9'0)

An ideal family room or home office, having a window to the front

Lounge 5.9 x 3.76m (approx. 19'3 x 12'3)

A generous reception room having double doors into the **Dining Room** and a gas fireplace set to marble hearth and surround. Sliding doors opening into the:

Conservatory 3.93 x 3.26m (approx. 12'10 x 10'8)
Windows enjoy a pleasant outlook over the gardens and the conservatory has tiled flooring and double doors opening out to the side

Dining Room 3.6 x 3.46m (approx. 11'9 x 11'3)
Another well presented reception room having a window overlooking the rear garden. A door opens into:

Kitchen 4.54 x 2.52m (approx. 14'10 x 8'3)
A range of shaker style wall and base units house an inset sink with side drainer, with integral appliances including dishwasher, fridge, double oven with warming drawer and a gas hob. There are windows to two sides, a door leads back into the hallway and the boiler and microwave are both housed in here beyond bespoke fitted units. There is a useful **Pantry** cupboard beneath the stairs, and a door opens into:

Entrance Hall
Offering a secondary entrance to the property, having an obscured window to the front, tiled flooring and a courtesy door into the **Double Garage**. The hall leads into:

Utility 3.58 x 1.77m (approx. 11'9 x 5'9)
Fitted wall and base units house an inset sink and spaces for a washing machine, tumble dryer and fridge freezer, there is a useful fitted cupboard and the utility has tiled flooring. A door opens out to the rear garden

Cloakroom
Having wash basin set to vanity unit, WC, an obscured window to the side and useful storage for coats and shoes



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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

Master Bedroom 5.89 x 3.45m (approx. 19'3 x 11'3)

A spacious principal bedroom having window to the front, a range of mirrored fitted wardrobes and private use of:

En Suite 2.0 x 1.76m (approx. 6'6 x 5'9)

Fitted with a white suite having wash basin set to vanity unit, WC and corner shower, with tiled flooring, tiled walls and an obscured window to the front

Bedroom Two 3.78 x 3.6m (approx. 12'4 x 11'9)

Another double bedroom having a window to the rear and mirrored fitted wardrobes

Bedroom Three 3.58 x 2.28m (approx. 11'9 x 8'5)

A third double room having a window to the rear enjoying pleasant garden views

Bedroom Four 3.27 x 2.6m (approx. 10'8 x 8'6)

Another good sized bedroom having a window to the front and two fitted cupboards

Bathroom 2.06 x 1.68m (approx. 6'8 x 5'6)

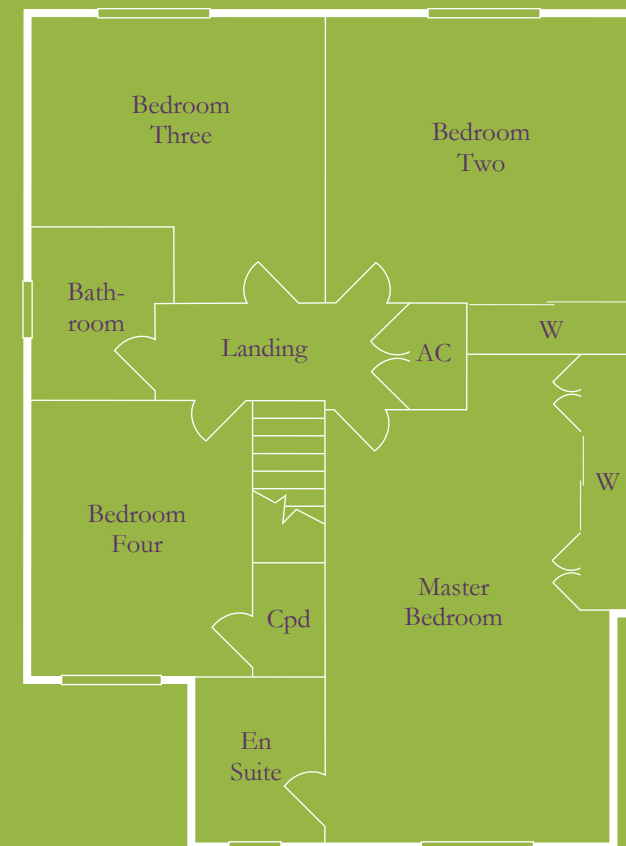
Fitted with a pedestal wash basin, WC and bathtub, with tiled walls, tiled flooring and an obscured window to the side







First Floor





Outside

The property enjoys a desirable position on Fallowfield Drive, having parking to the front to a tarmac driveway. There is a paved path leading to the front door bordered by well tended gardens

Double Garage 5.3 x 4.9m (approx. 17'4 x 16'0)

An electric entrance door opens to the front, having power, lighting and a courtesy door opening to the rear garden

Gardens

Enjoying a pleasant open aspect and a good degree of privacy, the rear garden extends to a good size and is laid to a paved terrace, shaped lawns and neatly stocked borders. There is gated access opening back out to the front aspect as well as exterior lighting and a water point



Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

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.