



66 The Green, Barton under Needwood, DE13 8JD

Set towards the peaceful borders of Barton under Needwood is this beautifully presented and immaculately renovated home, benefitting from contemporary open plan living, three good sized bedrooms and a stunning garden plot. Overlooking a pleasant open aspect to the rear, the property has been refurbished and maintained to an excellent standard throughout, as well as having received a new roof in part and landscaping to the front aspect. The reception hall opens into a spacious reception hall with useful fitted cloakroom storage, with a magnificent open plan living and dining kitchen extending across the rear. A separate lounge is set to the front aspect, with a large utility and cloakroom also set to the ground floor. To the first floor are three good sized bedrooms, with the master and second bedroom highlighting views over the garden and open aspect beyond. A modern shower room and master en suite bathroom service the bedrooms. Outside, the property is set back from the lane beyond a generous frontage, having parking for a number of vehicles as well as access into the single garage. The rear garden extends to a superb size, benefits from a pleasant open outlook and being an ideal space to enjoy the peaceful surroundings. This semi detached home is serviced by

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 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 Presented Dormer Bungalow
- Sought After Village Location
- Extended & Refurbished Interiors
- Open Plan Kitchen with Living & Dining Rooms
- Lounge with Feature Fireplace
- Spacious Utility & Cloakroom
- Three Good Sized Bedrooms
- Modern En Suite Bathroom & Family Shower Room
- Generous & Well Tended Gardens
- Pleasant Open Outlook to Rear
- Garage & Ample Parking
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Local Amenities & Commuter Routes

Reception Hall

The composite entrance door opens into this spacious hallway, having stairs rising to the first floor with storage beneath, and double doors opening to a useful **Cloakroom Cupboard**. The hall has quickstep oak effect flooring and leads into:

Open Plan Dining Kitchen 5.71 x 4.03m (approx. 18'8 x 13'2)

A contemporary open plan space having a formal dining area and a well equipped and modern kitchen. A range of bespoke wall and base units with granite work surfaces over house an inset one and a half sink with side drainer and integral appliances including dishwasher, induction hob and extractor hood, double oven and fridge. The granite worktops extend to one side providing an



entertaining style breakfast bar, and oak finish Quickstep flooring extends into:

Family Room 5.13 x 2.78m (approx. 16'9 x 9'1)

This spacious reception room extends across the rear of the property, having double doors with full height windows overlooking the generous rear gardens

Lounge 4.74 x 3.02m (approx. 15'6 x 9'10)

Double doors from the kitchen open into this separate sitting room, having bay window to the front and an exposed brickwork fireplace housing a wood burning stove set to slate hearth

Utility 3.08 x 2.63m (approx. 10'1 x 8'7)

A superb utility room fitted with a range of wall and base units having complementary worktops over, housing an inset sink with side drainer and spaces for a washing machine and tumble dryer. A door opens to the garage, there are a door and window to the rear and the Worcester boiler is housed in here

Cloakroom

Fitted with a wash basin set to vanity unit, low level WC and tiling to splash backs





Stairs rise to the **First Floor Landing**, having doors opening into:

Master Bedroom 4.2 x 3.82m (approx. 13'9 x 12'6)
A spacious principal bedroom having windows overlooking the rear gardens and open aspect beyond, two double fitted wardrobes and private use of:

En Suite 3.8 x 2.36m (approx. 12'6 x 7'9)
Fitted with a modern suite comprising wash basin and low level WC fitted to a vanity units providing storage and separate bathtub with shower attachment, with wood effect Quickstep flooring, a chrome heated towel rail and a window to the front

Bedroom Two 3.82 x 2.84m (approx. 12'6 x 9'3)
A further generous double room having a window

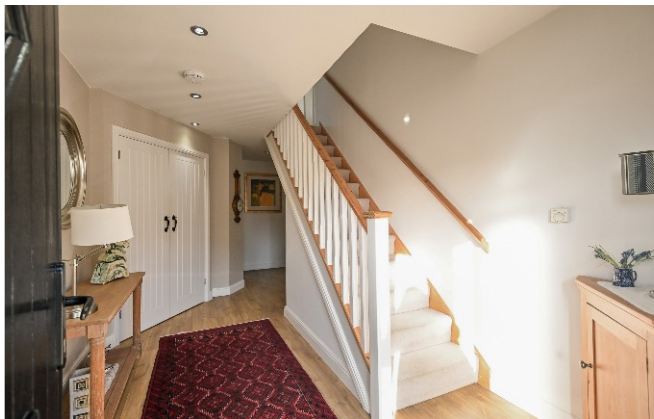


to the rear with garden views and a fitted storage cupboard

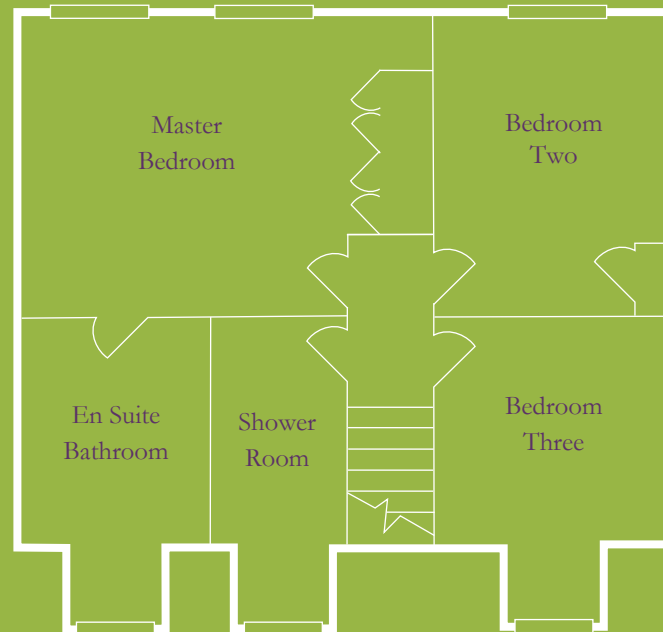
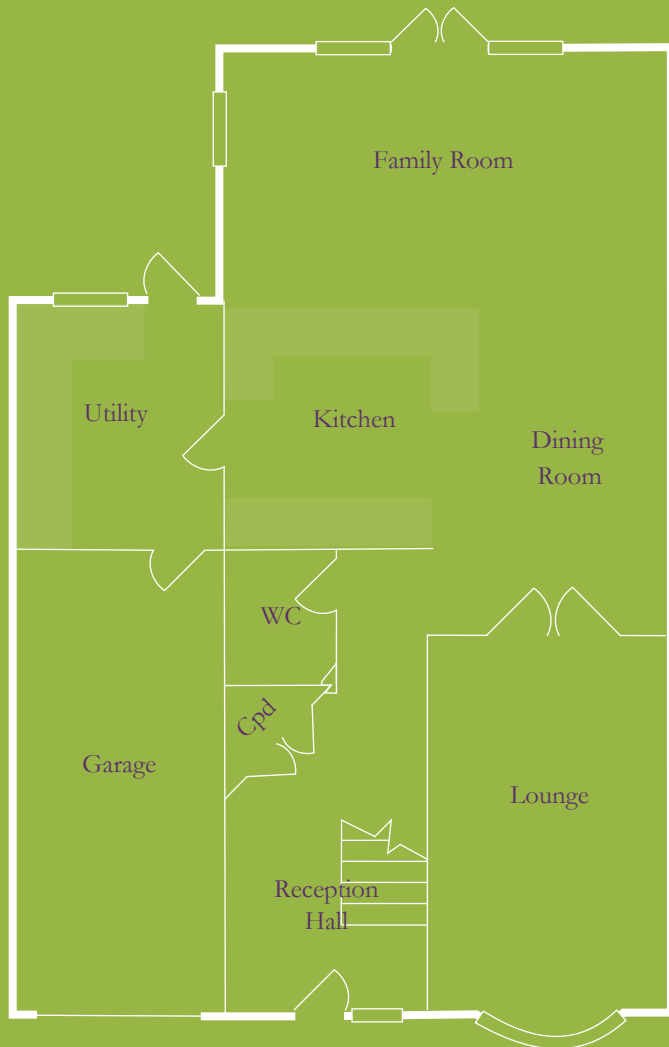
Bedroom Three 3.77 x 3.05m (approx. 12'4 x 10'0)
Currently used as a hobby room but ideal as a third double bedroom, with window to the front

Shower Room 3.81 x 2.08m (approx. 12'6 x 6'9)
Comprising pedestal wash basin, low level WC and

corner shower, with tiled splash backs, a chrome heated towel rail, wood effect Quickstep flooring and a window to the front







Outside

The property is set back from the lane beyond a generous frontage, with the landscaped driveway providing parking for around four vehicles. There is access via a manual up and over door into the **Single Garage**, a gable porch leads to the front door and there are neatly stocked borders edged with railway sleepers and mature trees which give privacy to the front aspect

Gardens

Immaculately tended gardens extend to an excellent size, laid to a paved entertaining terrace, manicured lawns and borders stocked with a variety of shrubs and foliage. To the top of the garden are two sheds which are both included in the sale, and there is exterior power and lighting in addition to PIR security lighting. The garden is bordered by pleasant open fields, enjoying much privacy, peace and tranquillity

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

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