



£345,000

3 Bedroom Semi-Detached House for sale

48 Church Lane, Barton Under Needwood, Burton-on-Trent



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SALES AND LETTINGS



Overview

Call 24/7 or enquire via our EweMove website to arrange your viewing of this stunning family home. Substantial extensions to the kitchen diner and third bedroom, along with a partial garage conversion, have transformed this property into a modern sanctuary.



Key Features

- Stunning Kitchen/Dining Extension
- Bi-fold Doors Leading To Rear Garden
- Cosy Living Room With Gas Stove
- Downstairs Shower Room
- Contemporary Family Bathroom
- Two Double Bedrooms Plus Extended Third Bedroom
- Private Rear Garden
- Close To Village Centre & Amenities
- Excellent Local Schools - John Taylor Catchment
- Call NOW 24/7 or Book Instantly Online to View





Step inside through the welcoming entrance hall and discover a beautifully appointed living room featuring a charming gas-fired stove. The real showstopper is the grand family kitchen/diner that spans the entire rear of the property. This space boasts an integrated double oven, a four-ring induction hob set into a wood block work surface with a stylish stainless steel splashback and a matching extractor hood. An integrated dishwasher, as well as designated spaces for a tall fridge/freezer, washing machine, and tumble dryer, cater to your every need. The work surface gracefully extends into a convenient breakfast bar, illuminated by recessed ceiling spotlights and adorned with wood-effect flooring. Embracing the beauty of natural light, two double glazed Velux skylights adorn the room, while bi-fold doors open to a picturesque garden.

The rear of the garage has been thoughtfully converted into a modern shower room. It features a double shower enclosure with a chrome rainfall-style shower head and a separate shower head attachment. With wood-effect flooring benefiting from under floor heating, recessed ceiling spotlights, and an extractor fan, this space exudes contemporary luxury. The wall-mounted chrome heated towel rail adds a touch of elegance, while a spacious cupboard houses the gas-fired central heating boiler. The inner hall provides access to the remaining section of the garage, which offers ample storage space.



Venture upstairs to discover two generously proportioned double bedrooms, with the master bedroom thoughtfully equipped with built-in wardrobes. The third bedroom, expanded beyond recognition, is now a spacious retreat that defies its previous "box room" status. A beautifully re-fitted bathroom awaits, featuring a contemporary white suite encompassing a low-level flush WC, a vanity unit with a chic chrome mixer tap, and a panelled bath with chrome mixer tap and a shower system that includes a rainfall-style shower and a separate shower head attachment. With a tiled floor, a wall-mounted chrome heated towel rail, and recessed ceiling spotlights, the bathroom exudes luxury.

The property's exterior is equally impressive, with a generous block-paved driveway providing ample parking space, and an enclosed rear garden

boasting a charming paved patio and lush lawns.

Situated in the prime location of Barton under Needwood, this property offers more than just a beautiful home. You'll be spoiled with an array of shops and amenities just a stone's throw away, and a short stroll will lead you to the highly popular Barton Marina.

Explore the character-filled high street with traditional village pubs, a cozy cafe, the convenience of the Co-Op general store, and boutique gift shops – all right at your doorstep.

The nearby A38 provides easy access to the Cathedral City of Lichfield, the charm of Burton-On-Trent, and the vibrant cities of Derby and Birmingham. In short, this property is the answer to your dreams.

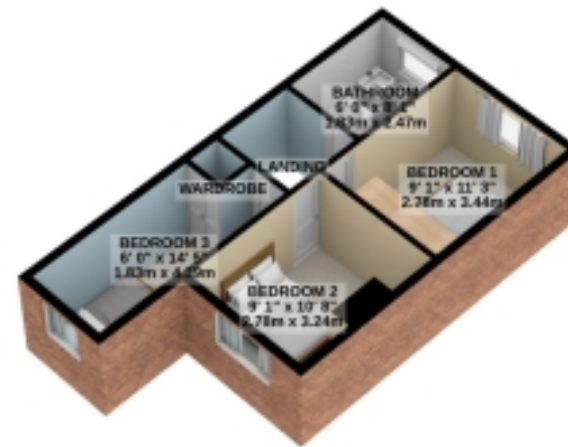
Don't delay; contact us today to secure a viewing of this remarkable home!

Floorplans

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.

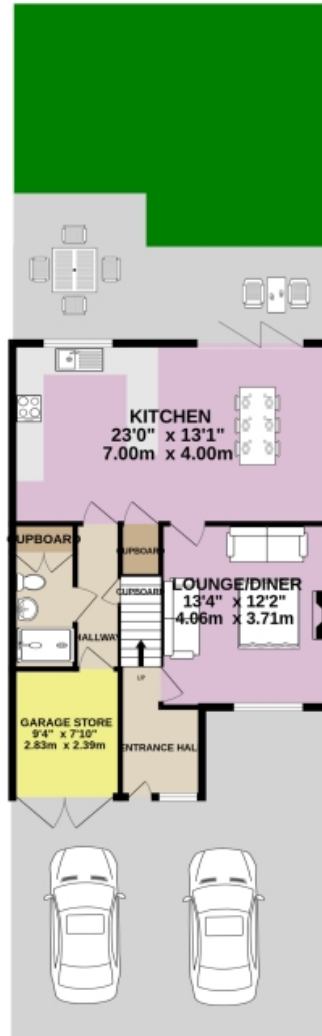


TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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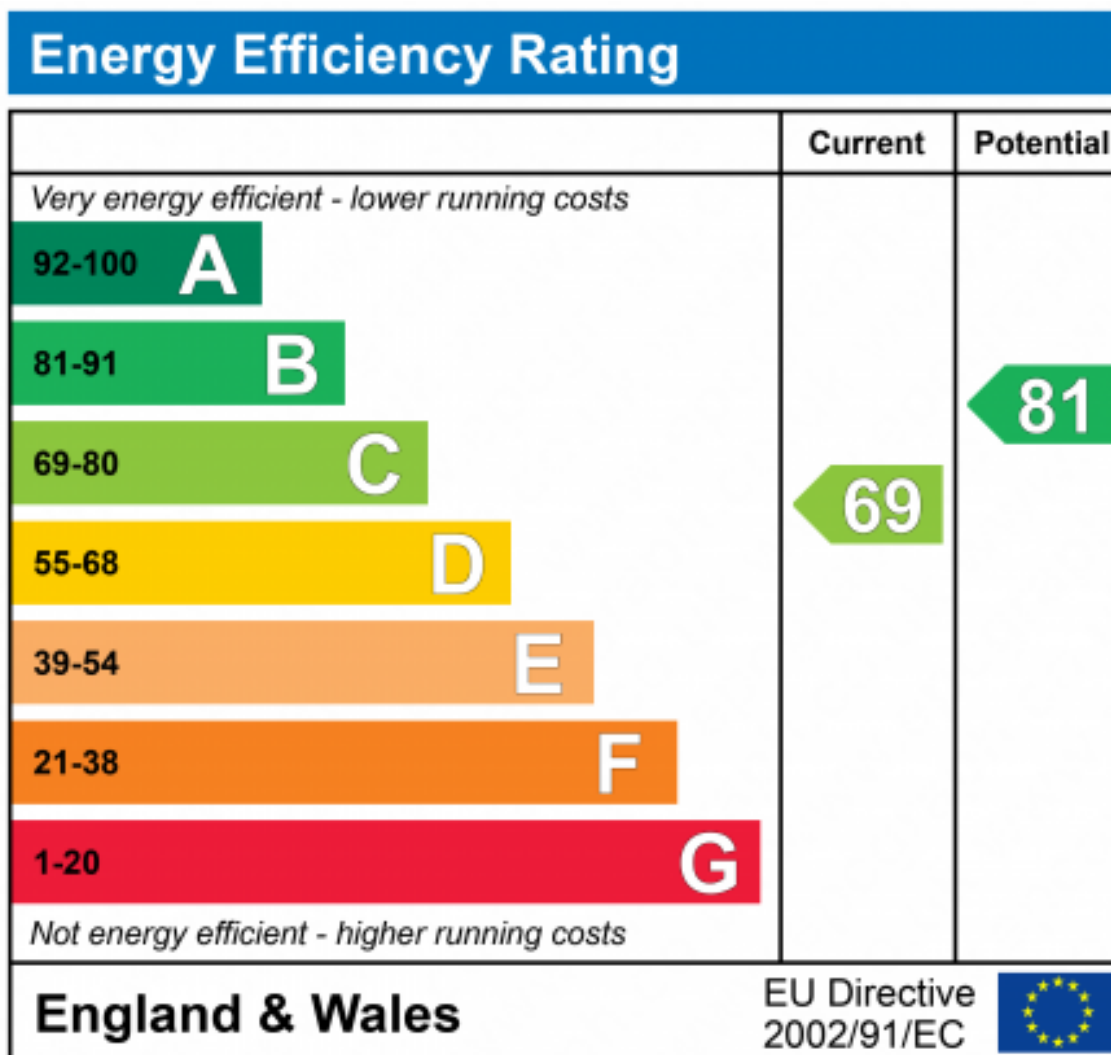
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Marketed by EweMove Barton-Under-Needwood

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