



Willow Road, Barton under Needwood,
Burton-on-Trent



Guide price £235,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Sought After Location
- Off Road Parking
- Upvc Double Glazing & Gas Fired Central Heating
- John Taylor Catchment
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed semi detached home set in the sought after village of Barton under Needwood. In brief the accommodation comprises: entrance hall, living room, dining room kitchen and on the first floor a landing leads to three well proportioned bedrooms and bathroom. Outside to the front of the property a block paved driveway provides parking for at least two vehicles and to the rear is a private enclosed garden.

Accommodation In Detail

Upvc door leading through to:

Entrance Hall 1.50m x 1.10m (4'11" x 3'7")

having consumer unit, fuse board, electric and gas meter and doorway leading through to:

Inner Hallway 1.49m x 1.00m (4'11" x 3'4")

leading to:

Living Room 4.90m x 3.70m (16'1" x 12'1")

having Upvc double glazed window to front elevation, one central heating radiator, marble fireplace with fitted gas fire, points for t.v. and sky and double doors leading through to:

Dining Room 2.55m x 6.69m (8'5" x 21'11")

having double glazed sliding patio doors, central heating radiator and door leading through to:

Kitchen 2.10m x 4.80m (6'11" x 15'8")

having newly fitted base units with square edged laminate work tops, stainless steel sink and drainer with chrome fittings, one central heating radiator, overhead extractor, Lamona electric oven with four ring hob, space for fridge/freezer, Upvc double glazed windows to rear and side elevations, half double glazed door leading to the driveway and door leading to the pantry.

On The First Floor

Landing

having large double glazed window to side elevation, access to loft space and cupboard housing the combi boiler,

Master Bedroom 2.45m x 3.69m (8'0" x 12'1")

having one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 3.00m x 4.40m (9'10" x 14'5")

having one central heating radiator, Upvc double glazed window to rear elevation and built-in wardrobes.

Bedroom Three 2.35m x 2.53m (7'8" x 8'4")

having one central heating radiator, Upvc double glazed window to front elevation and overstairs baulk.

Bathroom 1.60m x 1.77m (5'2" x 5'10")

having full tiling complement, bath with chrome fittings and electric shower over, low level wc, pedestal wash basin with chrome fittings and frosted double glazed window to rear elevation.

Outside

To the front of the property a shared block paved driveway leads to a block paved driveway providing parking for at least two vehicles. To the rear is an easily maintained garden with patio area, lawned area, sheds and single garage.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

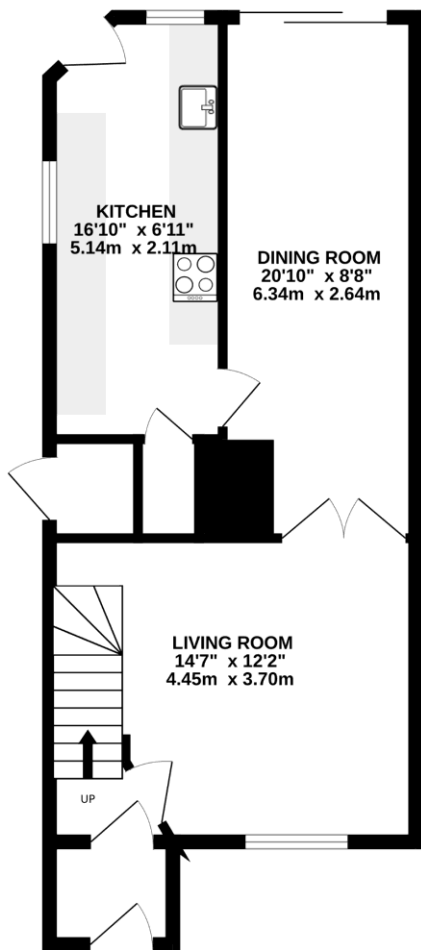
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

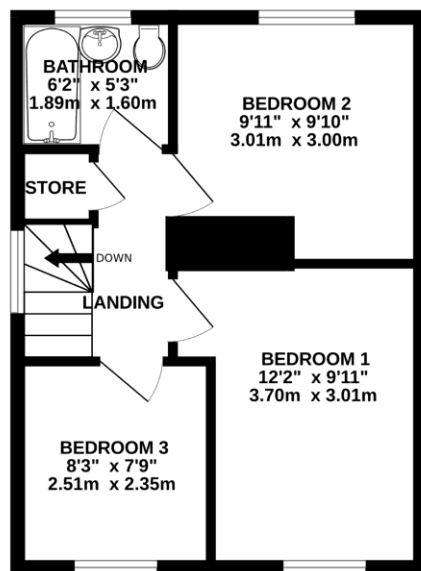
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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