



Wales Lane, Barton under Needwood,
Burton-on-Trent



£650,000



Key Features

- Sought After Central Village Location
- Impressive Level Of Accommodation
- Heavily Extended To The Rear
- Fabulous Mature Garden Plot
- Driveway Providing Extensive Parking
- Well Presented Throughout
- EPC rating C
- Freehold





Situated in this highly desirable residential location this well laid out, substantially extended four bedroomed detached family home can only be appreciated by a detailed internal inspection. In brief the accommodation comprises; - impressive entrance hall, stunning open plan living dining reception room, breakfast kitchen further reception room and large utility room. On the first floor a landing leads to four well proportioned double bedrooms, en-suite to master bedroom and large re-fitted shower room. Outside a sweeping block paved driveways providing ample parking and to the rear is a beautifully landscaped garden featuring seating areas, shaped lawns, herbaceous borders, mature trees and shrubs. The garden is a particular feature of the sale.

Accommodation In Detail

Open Recessed Entrance Canopy

having obscure Upvc double glazed entrance door leading to:

Light & Airy Entrance Hall 4.42m x 2.17m (14'6" x 7'1")

having useful understairs storage cupboard, one central heating radiator, fitted wall light points and staircase rising to first floor.

Guest Cloak Room

having low level wc, corner wash basin, one central heating radiator and obscure Upvc double glazed window to front elevation.

Open Plan Reception Room

featuring:

Main Living Area 8.04m x 3.38m (26'5" x 11'1")

having feature fireplace, two central heating radiators, high quality LVT flooring, Upvc double glazed windows to front and side elevations and coving to ceiling.

Rear Dining Area 4.05m x 3.89m (13'4" x 12'10")

having fabulous bi-fold doors opening onto the rear garden, two large double glazed Velux windows, Upvc double glazed window to side elevation, one central heating radiator and quality fitted LVT flooring.

Snug 3.21m x 2.3m (10'6" x 7'6")

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

Large Breakfast Kitchen

having a good range of beech fronted base and wall mounted units with complementary rolled edged working surfaces, large Upvc double glazed picture window to rear elevation, stainless steel sink and draining unit, ceramic tiling to floor, one central heating radiator, coving to ceiling and half double glazed door leading through to:

Utility Room 1.93m x 5.37m (6'4" x 17'7")

having Velux double glazed rooflights, obscure Upvc double glazed door and window to front elevation, Upvc double glazed door and window to rear, obscure glazed light to side, plumbing for washing machine, extensive array of fitted shelving and low intensity spotlights to ceiling.

On The First Floor

Galleried Landing

having Upvc double glazed window to front elevation and access to loft space via retractable ladder.

Bedroom One

having large Upvc double glazed picture window to rear elevation and one central heating radiator.

En-Suite

having over-sized shower enclosure with fitted electric shower, fitted extractor vent, low level wc, pedestal wash basin, fitted shaver point, heated ladder towel radiator and obscure Upvc double glazed window to side elevation.



Bedroom Two 2.8m x 4.3m (9'2" x 14'1")

having large Upvc double glazed picture window to rear elevation and one central heating radiator.

Bedroom Three 3.37m x 3.37m (11'1" x 11'1")

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

Bedroom Four 3.13m x 2.47m (10'4" x 8'1")

having Upvc double glazed windows to front and side elevations and one central heating radiator.

Large Shower Room 3.37m x 1.8m (11'1" x 5'11")

having modern suite comprising over-sized shower tray with glass and chrome fittings, pedestal wash basin, low level wc, fitted shaver point, obscure Upvc double glazed window to side elevation, extractor vent and heated ladder towel radiator.

Outside

An extensive block paved driveway provides parking for between 4-6 cars and leads to a useful front storage facility. There is a deep mainly lawned fore garden. To the rear is an impressive garden with is a particular feature of the sale with mature trees, shrubs, shaped lawns and patio. The garden is extremely well screened with a shed and greenhouse erected.



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

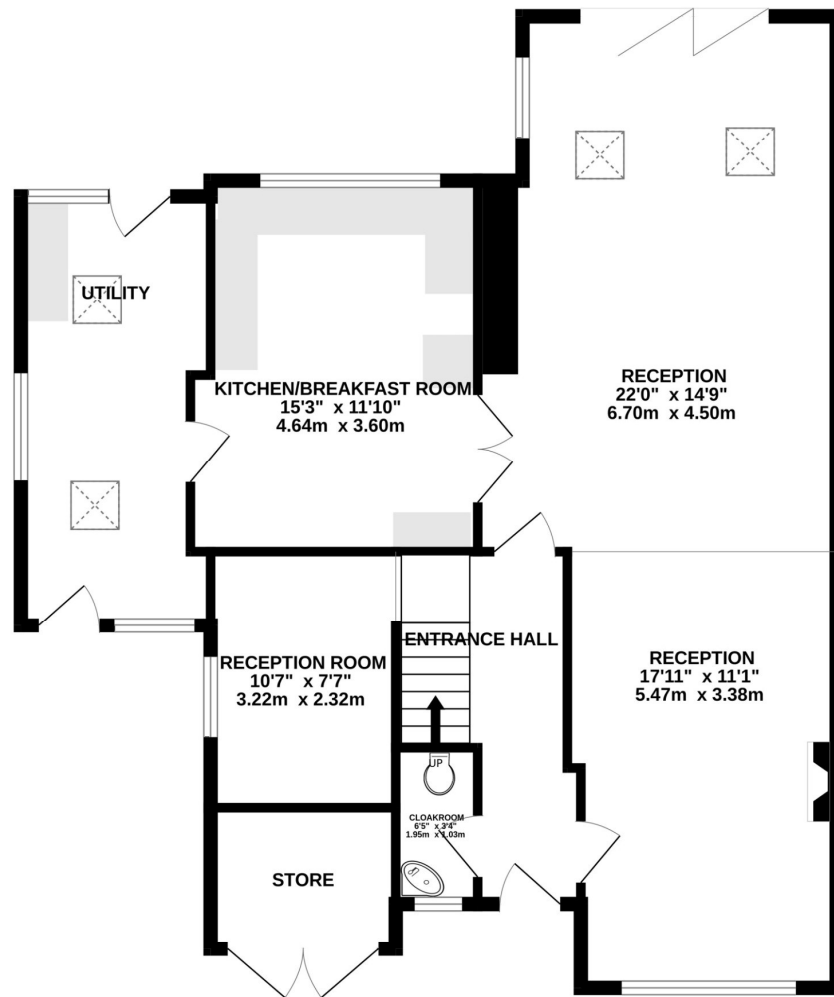
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

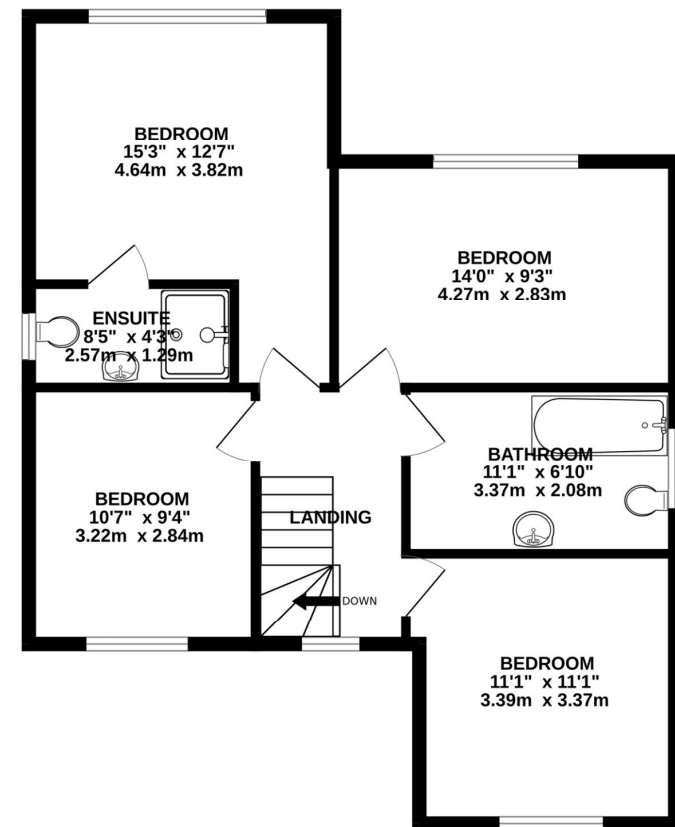
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
1025 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 sq.m.) approx.

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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