



**For Sale**

**31 Sutton Crescent, Barton under needwood**

**Offers Over £550,000**

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## **CONTEMPORARY FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN THE SOUGHT AFTER VILLAGE OF BARTON-UNDER-NEEDWOOD.**

Situated on a generous plot and nestled in the highly coveted village of Barton under Needwood, renowned for its John Taylor catchment and vibrant village atmosphere, this beautiful home is perfectly positioned close to a variety of shops, eateries, and pubs, as well as excellent transport links to both Burton on Trent and the picturesque cathedral city of Lichfield.

The impeccably presented interior boasts an ideal layout for contemporary family living, starting with a spacious double-width driveway and a welcoming canopy porch that leads into a generous reception hallway. The expansive lounge offers lovely views, while the ground floor highlights an impressive open-plan living, dining, and kitchen area, complete with central French doors opening out to a beautifully landscaped rear garden with covered entertainment area and decking to the rear. With a well-appointed kitchen featuring a breakfast bar and integrated appliances and a useful utility room, this space is perfect for entertaining and family gatherings. Upstairs, there are four double bedrooms, the master suite includes a fitted dressing room and ensuite shower room, complemented by an additional ensuite shower room for the second bedroom and a well-designed family bathroom for the remaining bedrooms. The private rear garden has a large patio featuring a fabulous covered outdoor living area, decking to the rear and lawned area with mature trees and shrubs.

Ideally located in the heart of Barton under Needwood, this home is just a few minutes' walk from the village's 'Outstanding' rated schools and an excellent range of amenities. This desirable village boasts a thriving community perfect for both families and couples, with a charming high street featuring a Co-op, coffee shop, gift shops, a post office, pubs, a GP surgery, a dispensary pharmacy, and a stunning Tudor church. The Holland Sports Club offers various sporting activities, including rugby, football, cricket, and tennis.

Additionally, Barton Marina offers picturesque walks around its lakes and marina, along with a

**Rebecca Adams**

0771 5763563

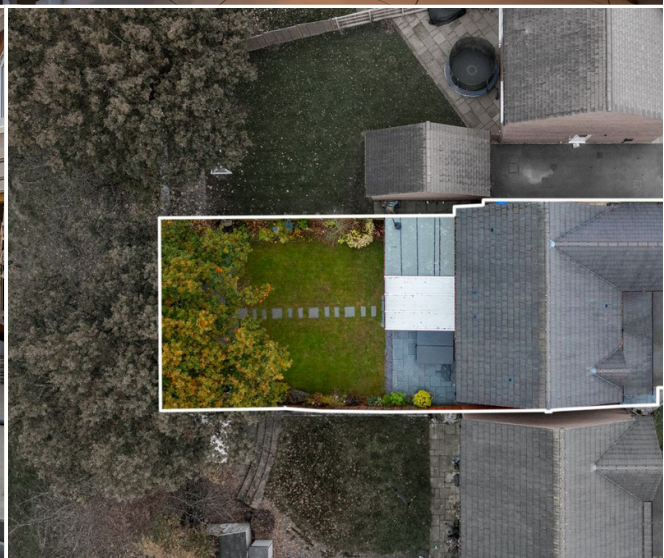
Rebecca@ThePropertyExperts.co.uk



**The Property Experts UK**

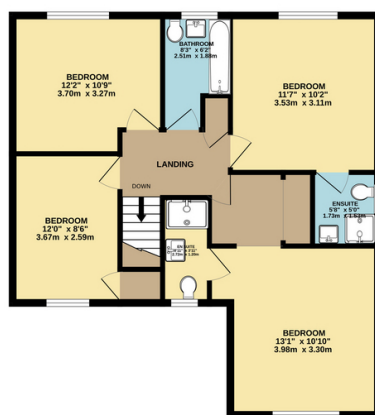
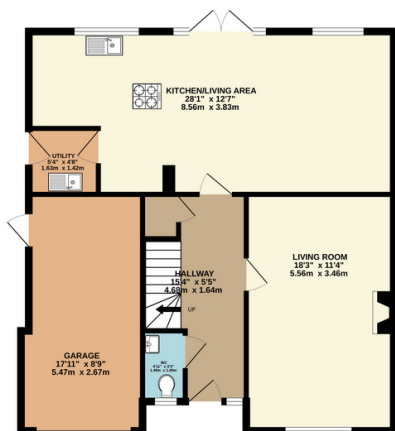
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GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.

1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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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- SOUGHT AFTER VILLAGE LOCATION
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- FOUR DOUBLE BEDROOMS
- TWO ENSUITES
- PRIVATE REAR GARDEN WITH COVERED ENTERTAINMENT AREA
- CONTEMPORARY INTERIORS
- DOUBLE WIDTH DRIVEWAY & GARAGE

