



For Sale

49 Sutton Crescent, Barton-under-needwood

Offers Over £575,000

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BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME IN THE SOUGHT AFTER VILLAGE OF BARTON-UNDER-NEEDWOOD.

This beautifully presented family home has been tastefully extended by the current owners and is situated on a generous plot 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 a well-appointed kitchen featuring integrated appliances and a useful utility room, this space is perfect for entertaining and family gatherings. To the first floor there are four bedrooms, three of which are doubles, two having ensuite shower rooms plus a family bathroom; to the top floor there is an impressive master suite which includes a dressing room and ensuite shower room. The private rear garden has been thoughtfully landscaped to create the perfect place to relax and unwind after a busy day. 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 variety of shops, charming cafes, and the Red Carpet Cinema.

Rebecca Adams

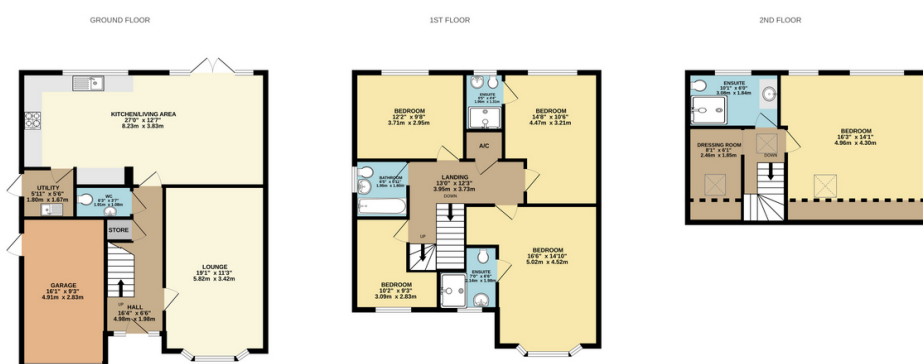
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- EXTENDED DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- OPEN PLAN KITCHEN/LIVING AREA
- MASTER SUITE WITH DRESSING ROOM & ENSUITE SHOWER ROOM
- 4 FURTHER GOOD SIZED BEDROOMS
- DOUBLE WIDTH DRIVEWAY & GARAGE
- BEAUTIFUL LANDSCAPED REAR GARDEN



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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