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HERE TO GET *you* THERE



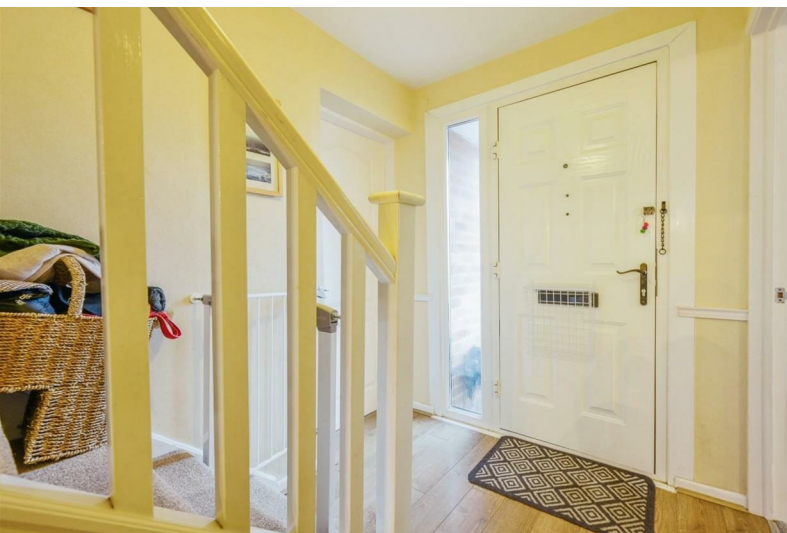
Holland Park

Barton Under Needwood, Burton-On-Trent, DE13 8DU

Offers Over £450,000



Council Tax: E



34 Holland Park

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Entrance Hallway

accessed via a wood front entrance door with a complimentary double-glazed panel to the side and having a fitted storage cupboard. Ceiling light point, radiator and oak effect laminate flooring

Guest WC

having a vanity hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, tiling to walls and co-ordinating oak effect laminate floor

Living Room

fitted with a log burning stove on a slate hearth with a co-ordinating surround. Ceiling light point, coving, two wall light fittings, two radiators and a UPVC double-glazed window to the front aspect

Study/Office

providing the perfect work from home space and having four wall light fittings, coving, radiator and a UPVC double-glazed window to the front aspect

Dining Room

accessible from the Kitchen and the Living Room and having two ceiling light points, coving, four wall light points, radiator and UPVC double-glazed patio doors leading out into the rear garden

Breakfast Kitchen

fitted with a range of cream gloss wall and base units with wood effect work surfaces and an inset composite matte black sink with drainer. Rangemaster double oven and electric hob with extractor hood, space with plumbing for a dishwasher and further appliance space for a freestanding fridge-freezer. Two ceiling light points, part tiling to walls, oak effect laminate flooring, UPVC

double-glazed window to the rear aspect and an internal door giving access to the

Utility Room

co-ordinating with the kitchen, having wall and base units and an inset stainless steel sink with drainer. Space with plumbing for a washing machine and further appliance space for a tumble drier. Ceiling light point, radiator, part tiling to walls, oak effect laminate flooring, UPVC double-glazed window to the side aspect and a UPVC double-glazed door giving access into the

Playroom/Snug

having inset ceiling spotlights, radiator and a UPVC double-glazed window to the rear aspect

First Floor Landing

having a useful fitted storage cupboard providing shelving space. Two ceiling light points and access to all first floor accommodation

Master Bedroom

with a ceiling light point, access to the boarded loft, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

benefitting from fitted wardrobes providing hanging and storage space. Ceiling light point, coving, two radiators and two UPVC double-glazed windows to the front aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom

having a panelled bath with mixer tap and shower attachment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, fully tiled walls and floor, towel radiator and a UPVC double-glazed window to the rear aspect

Bedroom Four

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Shower Room

having a fully tiled walk-in shower cubicle with mains powered waterfall shower, vanity hand wash basin and a close coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator, tiling to floor and a UPVC double-glazed window to the side aspect

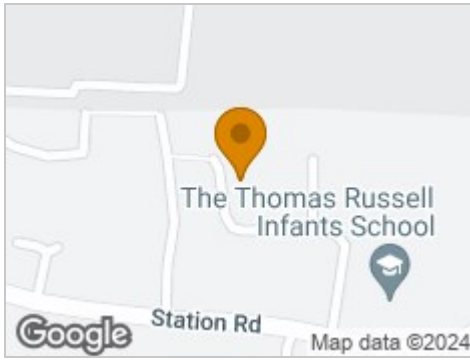
Outside

the property is perfectly located in a cul-de-sac position, set back from the road behind a tarmac driveway providing off-road parking for multiple cars. There are well established shrubs and hedges bordering the property.

the rear of the property has plenty of areas to dine and socialise. There is a paved patio with a timber gazebo, lawn, shale seating area, well stocked borders with shrubs and hedges with an apple and a pear tree, useful garden shed, outside water tap, plug socket and a wooden pedestrian gate which gives access to the front of the property.



Road Map



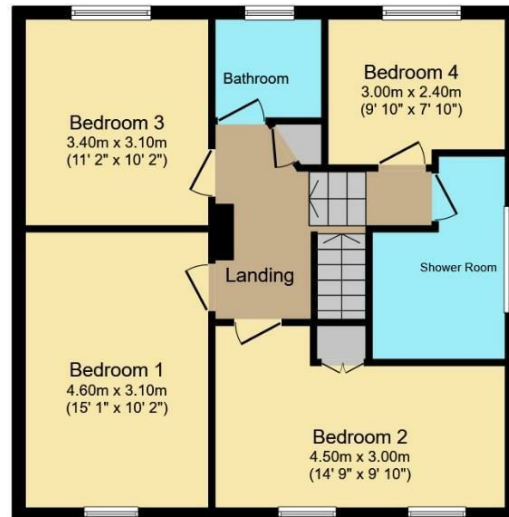
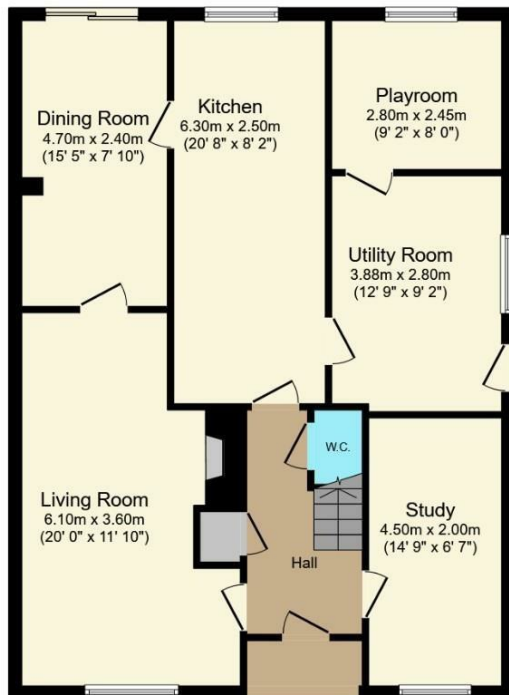
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

First Floor

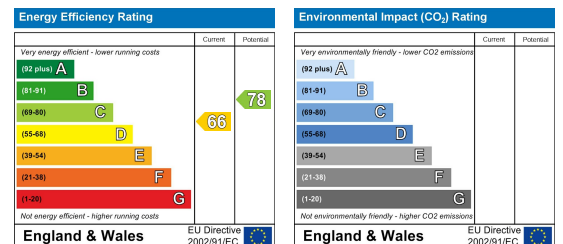
Total floor area 149.9 m² (1,614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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