



Lichfield Road, Barton Under Needwood Burton-On-Trent

burchell
edwards

Lichfield Road, Barton Under Needwood Burton-On-Trent DE13 8ED

for sale
£275,000



Property Description

Burchell Edwards are delighted to market this 3 Bedroom Detached family home. The property is situated on the A38 in the Barton-Under-Needwood area. The property greets you with a large driveway providing off road parking for multiple vehicles and pushing the property back from the roadside. The property itself is finished to a lovely standard throughout and boasts: a wonderful living room, a separate dining room, a spacious kitchen, a large conservatory as well as a storage area that runs the length of the property, all situated on the ground floor. On the first floor you are greeted to a landing area which provides loft access, a window with lovely views over the rear of the property, as well as access to 2 double bedrooms, a single bedroom as well as the family bathroom. Outside to the rear is an enclosed garden which boasts: a lovely, large lawn area, a bark flooring play area, a wonderful paved slabbing seating area under a wooden pagola as well as a large function pond. Viewing of this wonderful property is a must!

Entrance Hallway

Central heating radiator and carpet.

Lounge

12' 2" x 14' 5" (3.71m x 4.39m)
Window to front elevation, central heating radiator and carpet.

Dining Room

9' 10" plus bay x 11' 5" (3.00m plus bay x 3.48m)
Window to front elevation, central heating radiator and carpet.

Kitchen

27' 3" x 7' 1" max (8.31m x 2.16m max)
Two windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, integrated dishwasher, washing machine and tumble dryer, integrated microwave, spotlights, central heating radiator, fridge freezer and wooden flooring.

Conservatory

24' 8" x 7' 7" (7.52m x 2.31m)
Doors to rear elevation and tiled flooring.

Landing

Window to rear elevation, loft access, central heating radiator and carpet.

Bedroom One

10' 1" x 11' 10" plus bay (3.07m x 3.61m plus bay)
Window to front elevation, central heating radiator, carpet and built in storage.

Bedroom Two

9' 7" plus bay x 11' 6" max (2.92m plus bay x 3.51m max)
Window to front elevation, central heating radiator, carpet and integrated storage cupboard.

Bedroom Three

8' 3" x 7' 6" (2.51m x 2.29m)
Window to rear elevation, central heating radiator and carpet.

Bathroom

Window to rear elevation, W.C, two wash hand basins, shower over bath, central heating radiator, spotlights, tiled flooring and tiling to splash prone areas.

Front Garden

Driveway providing off road parking for six vehicles.

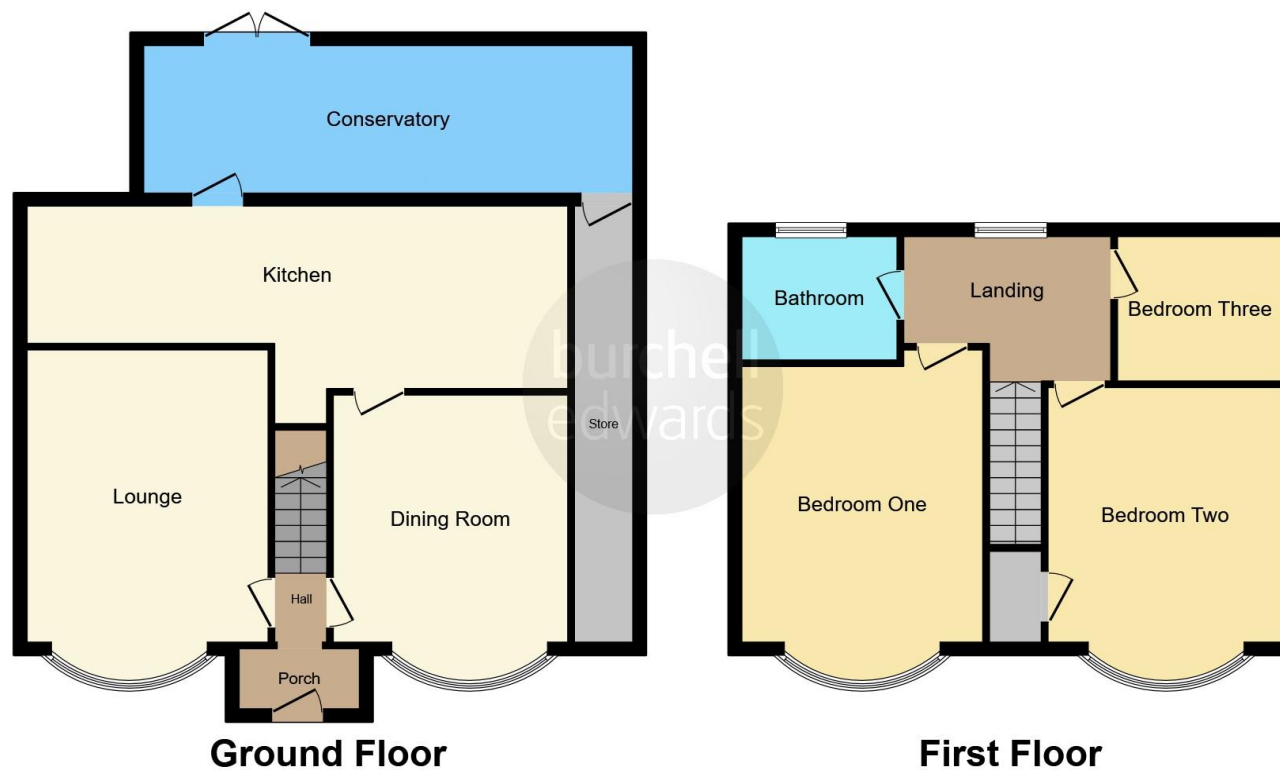
Rear Garden

Slabbed patio area, lawned area, bark area, decked area with pergola, pond and fencing to boundaries.









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). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT209650



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