12 Park Road, Barton under Needwood, DE13 8DW

PH RESIDENTIAL

Positioned in the heart of Barton under Needwood is this immaculately finished detached home, showcasing four good sized bedrooms and an established garden plot with ample parking and a double garage. Being offered with the benefit of no upward chain, the property has been remodelled to a superb standard, to include a contemporary oak and glass staircase, modernised bathrooms and an extension to create an open plan living and dining kitchen with Neff appliances and bifold doors opening out to the rear gardens. The functional ground floor layout includes a spacious lounge, a utility from the kitchen, a guests WC and a fitted cloaks cupboard, as well as having a double bedroom with en suite presenting potential for single storey living.

Upstairs, there are two further generous double bedrooms both having fitted wardrobes and a fourth bedroom offering a useful work-from-home space or a generous single bedroom, sharing use of the refitted family bathroom.

Outside the property benefits from a superb wrap around garden plot, with an expansive driveway leading to the detached double garage. The gardens have been landscaped to a superb degree, enjoying plenty of sunshine and privacy to all sides, and a summer house is included in the sale, having power and lighting and presenting potential as a home office or secluded space to enjoy the peaceful village setting. This immaculate property is serviced by mains gas central heating, double glazed windows and mains drainage.

The property benefits from a desirable address and a peaceful setting in Barton under Needwood, with superb amenities, 'Outstanding' schools and local commuter routes all within easy reach. This desirable rural community is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club lies in the heart of the village and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities including an assortment of supermarkets, shops, gyms and golf clubs.

The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, with the John Taylor Free School also being within a short drive. There are also an excellent array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone.

Well placed for commuters, rail travel to Birmingham, Derby and London can be found in Burton and Lichfield, the commuter roads of A38, A50 and M6 Toll are all within a short drive and the property is a short drive away from the International airports of East Midlands and Birmingham.

- **Beautifully Finished Detached Home**
- **Offered with No Upward Chain**
- **Desirable Village Location**
- **Extended, Upgraded & Refurbished**
- **Open Plan Living & Dining Kitchen**
- **Stunning Lounge with Feature Fireplace**
- **Utility, Cloakroom & Cloaks Cupboard**
- **Reception Hall & Landing with Oak & Glass Staircase**
- **Four Good Sized Bedrooms**
- **Master En Suite & Family Bathroom**
- **Immaculately Tended Gardens**
- **Detached Double Garage & Ample Parking**
- **'Outstanding' School Catchment**
- **Walking Distance to Village Amenities**

Reception Hall 4.48 x 1.9m (approx. 14'8 x 6'2)
A canopy porch to the front approaches the front door, which opens in turn to this spacious hallway. A contemporary oak and glass staircase rises to the first floor, the hall has oak flooring and doors open to a useful fitted cloakroom cupboard and the guests **Cloakroom**. Glazed doors open into:

Lounge 6.5 x 4.16m (approx. 21'4 x 13'7)
An immaculately presented reception room having windows to the front and a gas living flame fireplace with stone mantle and hearth

Open Plan Living & Dining Kitchen 6.86 x 6.5m (approx. 22'6 x 21'4)
extending across the rear of the property, this open plan space has been extended and finished to an immaculate standard, having a modern **Kitchen** with quality appliances, a dining area and a vaulted sitting room enjoying garden views. Gloss wall and base units with granite work surfaces over house an inset sink with side drainer and integrated Neff appliances including dishwasher, larder fridge, oven, warming drawer and induction hob with extractor above. To the **Dining Area** there is an integrated wine fridge, and an opening leads into the **Garden Room.** This fabulous addition has windows to either side overlooking the gardens, with bifold doors opening out to the rear

Utility 3.45 x 1.64m (approx. 11'3 x 5'4)
fitted with wall and base units housing an inset sink and spaces for a freezer, washing machine and tumble dryer. A half glazed door opens out to the gardens and the wall mounted Vaillant boiler is housed in here

Cloakroom
Fitted with wash basin set to vanity unit and WC, with tiled flooring, tiled walls and an obscured window to the front

A door from the **Reception Hall** opens into:

Master Bedroom 4.37 x 3.48m (approx. 14'4 x 11'4)
A generous principal bedroom having a window to the rear with garden views, a double fitted wardrobe and private use of:

En Suite 3.22 x 2.04m (approx. 10'6 x 6'8)
Fitted with wash basin set to vanity unit, WC and oversized walk in shower, with a heated towel rail, tiled flooring and walls and a window to the front

An oak and glass staircase rises to the first floor **Landing**, having access to eaves storage, two skylights and double doors opening into the **Airing Cupboard** which houses the pressurised water cylinder. Doors open into:

Bedroom Two 4.6 x 4.3m (approx. 15'0 x 14'1)
Another generous double room having a window to the side, a range of fitted wardrobes and a door into a useful storage room, ideal as a walk in wardrobe

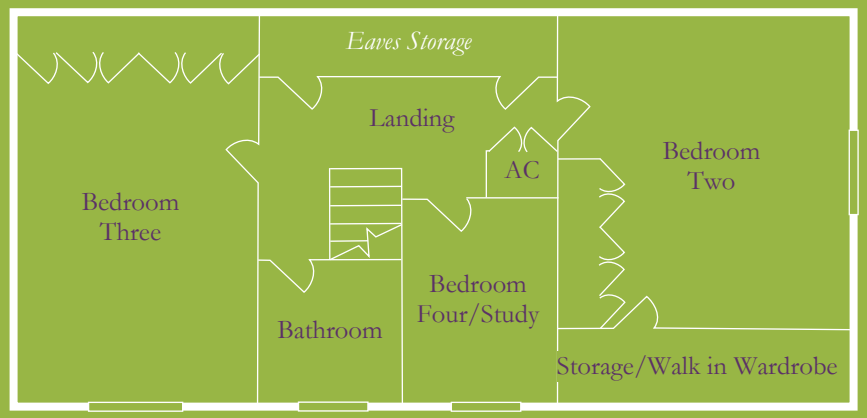
Bedroom Three 4.68 x 3.5m (approx. 15'4 x 11'5)
A third double bedroom having a window to the front and a range of fitted wardrobes

Bedroom Four/Study 3.08 x 2.1m (approx.10'1 x 6'10)
With a window to the front

Bathroom 2.1 x 1.93m (approx. 6'10 x 6'4)
A modern suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the front

EPC in Progress

Floor Area: *in progress*



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Outside

Fairlawns is set back from Park Road beyond a generous frontage, laid to beautifully tended lawned gardens and an expansive driveway providing extensive parking. Gated access leads into the rear garden and mature trees and there is exterior lighting

Detached Double Garage 5.38 x 5.07m (approx. 17'7 x 16'7)
Having power, lighting and an electric entrance door to the front

Landscaped Gardens

Extending to a generous size, the rear garden offers a secluded and immaculately manicured space to enjoy the peaceful village setting. A paved terrace wraps around the property leading onto shaped lawns edged with neatly stocked borders, and both a shed and **Summer House** with power and lighting are included in the sale, with the summer house being an ideal relaxation space or potential home office. The property benefits from exterior lighting and water

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Ph SW 17.09.2026