Blue Cedar, 2 Arden Road, Barton under Needwood, DE13 8LD

PH RESIDENTIAL

Offered with the benefit of no upward chain is this outstanding detached dormer bungalow, presenting generously proportioned interiors, four bedrooms plus study and an established wrap around garden plot fronting onto Efflinch Lane. Offering excellent potential to remodel and/or extend, the spacious and well maintained interiors extend over two floors, offering either an ideal family home or a sizeable property to accommodate single storey living. The detached garage with utility and cloakroom also offers the opportunity for conversion, subject to relevant permissions. A porch opens to the central reception hall which leads in turn to the dining kitchen, with a conservatory set to the rear of the property. An open plan style living and dining room faces the front aspect and has stairs rising to the first floor, where there are two bedrooms serviced by a shower room, with a further three bedrooms (two doubles) to the ground floor serviced by a family bathroom. Outside, a gated drive from Arden Road provides parking as well as access into the two garages, and established gardens extend to three sides of the bungalow, enjoying a sunny aspect and providing space to extend.

The property benefits from a desirable and peaceful setting on this popular road, being within a healthy walk of the excellent amenities Barton under Needwood offers. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, GP surgery, dental practice and a stunning Tudor church. Holland Sports club also plays host to an array of sporting activities for all ages including rugby, football, cricket and tennis, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science School. For local leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges Park, both of which offer a members only gym, and there are a number of golf clubs in the surrounding area. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

- **Detached Dormer Bungalow**
- **Offered with No Upward Chain**
- **Spacious Interiors & Excellent Potential**
- **Generous & Established Plot**
- **Living & Dining Room**
- **Dining Kitchen & Conservatory**
- **Porch & Reception Hall**
- **Four Good Sized Bedrooms & Study**
- **Family Bathroom & Shower Room**
- **Double Garage with Utility & Cloakroom**
- **Gated Driveway Parking**
- **Wrap Around Gardens**
- **Mains Gas Central Heating & Double Glazed Windows**
- **Desirable Village Location with Excellent Amenities**

Reception Hall 3.38 x 1.5m (approx. 11'1 x 4'11)
Double doors open from the front aspect to the **Porch**, which in turn opens into the hallway, having original parquet flooring, this central hallway opens into:

Dining Kitchen 3.98 x 2.7m (approx. 13'0 x 8'10)
Wall and base units with complementary worksurfaces over house an inset sink with side drainer and an integral dishwasher, with further spaces for a fridge and single oven. There are windows to two sides, the kitchen has tiled flooring and a door opens to a useful **Pantry** cupboard. A UPVC door opens into:

Conservatory 4.3 x 2.28m (approx. 14'0 x 7'5)
windows overlook the rear courtyard garden and the conservatory has tiled flooring, double doors to the rear and a further door opening to the front aspect, providing an alternative entrance to the property

Living & Dining Room 6.55 x 4.53m (approx. 21'5 x 14'10)
Arched double doors open from the kitchen into the dining room, having a gas fireplace and stairs rising to the first floor. The spacious lounge has windows to three sides, enjoying pleasant garden views

Doors from the **Reception Hall** open into:

Master Bedroom 4.54 x 3.33m (approx. 14'10 x 10'11)
A spacious principal bedroom having a window to the front

Bedroom Two 3.98 x 2.99m (approx. 13'0 x 9'9)
Another excellent double room, having a window to the rear

Study/Bedroom Five 3.0 x 2.25m (approx. 9'9 x 7'4)
An ideal single room or study, having a window to the rear

Family Bathroom 2.98 x 1.96m (approx. 9'9 x 6'5)
Comprising a modern suite having pedestal wash basin, WC, bidet and bathtub with shower above, with tiled flooring, tiled walls and an obscured window. A cupboard houses shelved storage and provisions for a washing machine

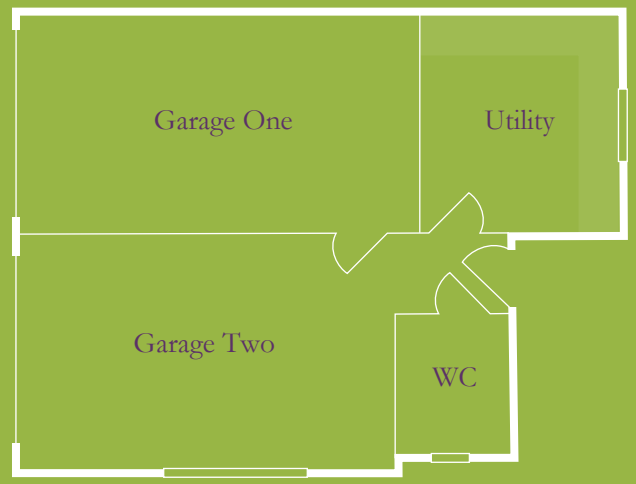
Stairs rise from the **Dining Room** to the first floor accommodation, where there is a skylight and access to useful **Eaves Storage** 2.63 x 1.93m (approx. 8'7 x 6'3). Doors open into:

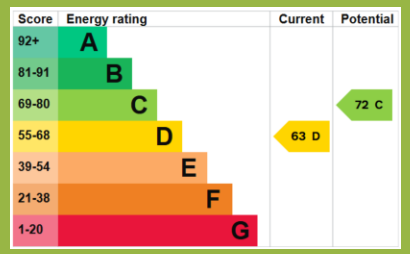
Bedroom Three 3.41 x 3.01m (approx. 11'2 x 9'10)
Another double room having fitted furniture including a double wardrobe and a dressing table. A window to the side enjoys a pleasant outlook along Efflinch Lane

Bedroom Four 3.4 x 2.8m (approx. 11'1 x 9'1)
With a window to the side

Shower Room
A white suite comprises pedestal wash basin, WC and shower, with aqua boarding to the walls, tiled flooring and a skylight. The mains gas boiler is also housed in here

Floor Area: 1,345 ft²





T 01283 575 000
E sales@phresidential.co.uk
W www.phresidential.co.uk

The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

Follow to View
Property For Sale:

Outside

The property faces onto Efflinch Lane, with gates opening to the private driveway from Arden Road. There is parking for two to three vehicles to the fore of the **Detached Garages & Utility,** having manual up and over entrance doors open into each single garage. The garage provides two parking bays plus a **Utility** with base units housing an inset sink and spaces for a washing machine and tumble dryer. The hallway also leads into a **Cloakroom**, and this detached building is ideal for use as a workshop, gym or home office, or alternatively offers potential for conversion into an annexe (subject to relevant permissions)

Garage One 4.94 x 2.67m (approx. 16’2 x 8’9)
Garage Two 4.82 x 2.8m (approx. 15’9x 9’1)
Utility 2.56 x 2.38m (approx. 8’4 x 7’9)

Wrap Around Gardens

Gated access opens into the garden from both the driveway and from Arden Road, having a resin pathway leading to the front of the property which faces onto Efflinch Lane Extending to the side and front of the property are well tended lawned gardens bordered by mature hedges and neatly stocked borders, and a west facing paved courtyard extends to the rear aspect providing another pleasant seating area. The is exterior power, lighting and water, and a courtesy door opens into a hallway to the rear of the garage

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

Ph SW 26.11.2025