

£650,000

4 Bedroom Detached House for sale

12 WALES LANE, BARTON UNDER NEEDWOOD, BURTON-ON-TRENT

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Overview

Extended, versatile, beautifully positioned and blessed with an exceptional private garden, this is a home that offers much more than first meets the eye. A detailed internal inspection is highly recommended to appreciate the space, quality and lifestyle on offer.

Key Features

- Request a viewing via our EweMove website
- Substantially extended four-bedroom detached family home
- Highly desirable Barton-under-Needwood village location
- Stunning open-plan living/dining room with bi-fold doors
- Four generous double bedrooms with ensuite to master
- Spacious breakfast kitchen plus large utility/boot room
- Separate snug/study offering versatile additional living space
- Beautiful established, private rear garden with mature planting
- Large block-paved driveway with parking for 4–6 cars
- John Taylor catchment











A Beautifully Extended Family Home in the Heart of Barton-under-Needwood

Set within one of Barton-under-Needwood's most desirable residential locations, this beautifully presented and substantially extended four-bedroom detached home offers the space, flexibility and garden that modern family life demands - all within an easy stroll of the village centre, excellent schools and an impressive choice of everyday amenities.

From the moment you step inside, there is an immediate sense of light and space. The welcoming entrance hall leads through to a superb open-plan living and dining space, creating the real heart of the home. The generous living area features a fireplace and attractive LVT flooring, while the dining area is flooded with natural light from two Velux windows and, most notably, a set of fabulous bi-fold doors which open directly onto the landscaped rear garden. Whether entertaining friends, enjoying relaxed family evenings or simply throwing open the doors on a summer morning, this is a wonderfully versatile space.



A separate snug provides a quieter retreat - ideal as a study, playroom or cosy second sitting room - while the breakfast kitchen offers a practical and sociable space with a good range of fitted units, generous work surfaces and a large picture window overlooking the garden. A particularly useful utility/boot room provides extensive storage and workspace, with doors leading both to the front and rear of the property.

Upstairs, the accommodation continues to impress with four well-proportioned double bedrooms, making this an ideal home for a growing family. The principal bedroom enjoys a generous layout and a private ensuite shower room, while the remaining bedrooms are served by a large, modern family shower room. The galleried landing also provides access to the loft space.

Outside, the property continues to deliver. A substantial block-paved driveway

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provides parking for approximately four to six cars, while the former garage offers useful additional storage. To the rear lies a beautifully established and private garden which is undoubtedly one of the property's standout features.

Designed with relaxation and entertaining in mind, the garden combines shaped lawns with paved seating areas, mature trees, established shrubs and herbaceous borders. The garden is wonderfully screened, creating a peaceful and private setting, while a large shed and greenhouse provide valuable storage and gardening space.

Village Life at Its Best

Barton-under-Needwood offers that increasingly sought-after combination of community, convenience and countryside. The property is within walking distance of the village's excellent amenities and highly regarded schools, making everyday life wonderfully easy.

The village high street provides a Co-op, coffee shop, gift shops, post office, pubs, GP surgery, pharmacy and the beautiful Tudor church, while the Holland Sports Club offers a fantastic choice of sporting activities including rugby, football, cricket and tennis.

For weekends and leisure time, Barton Marina is close by, offering scenic lakeside and marina walks, independent shops, cafés and the Red Carpet Cinema.

The village is particularly popular with families due to its highly regarded schools, including Thomas Russell Infants and Juniors and John Taylor High School. Excellent road connections via the A38, A50 and M6 Toll make Burton-on-Trent, Lichfield, Birmingham and beyond readily accessible, while rail services from Burton and Lichfield provide connections towards Birmingham, London and further afield. Birmingham and East Midlands International Airports are also within comfortable travelling distance.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Property Construction: Traditional.

Listed: No.

Tenure: Freehold

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: C.

Council Tax rating: C.

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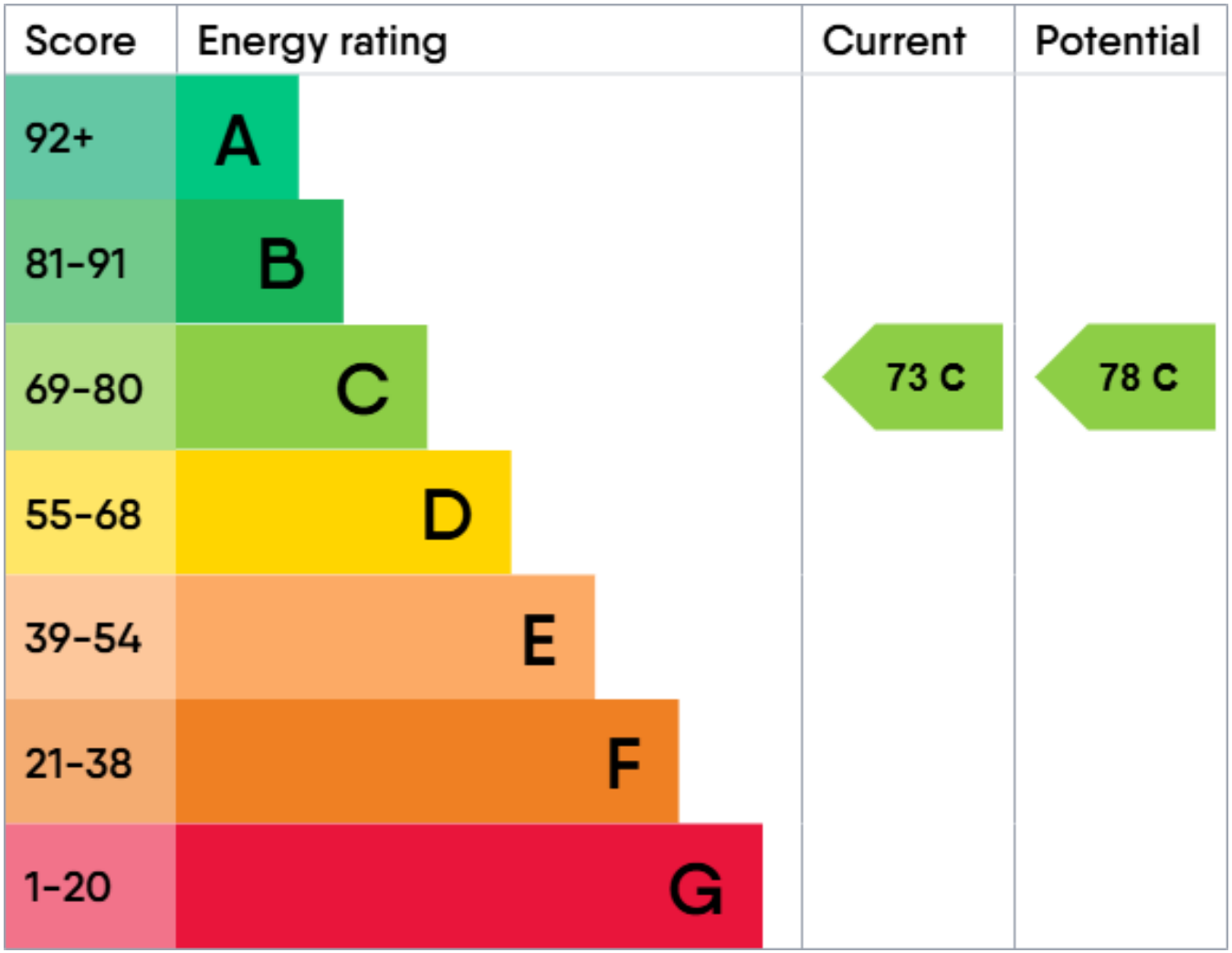
Floorplans



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 sq.m.) approx.

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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EPC


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
73 C
78 C







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