5 Fullbrook Avenue, Barton under Needwood, DE13 8HD

PH RESIDENTIAL

Offered with the benefit of no upward chain is this well presented detached bungalow, enjoying a secluded south facing garden, two bedrooms and a peaceful cul de sac setting. Being within a healthy walk of the village centre and its excellent array of amenities, this bungalow has been extended and well maintained throughout, offering an ideal downsize or single storey property in this sought after village location.

To the side of the property, entrance doors open into both the hallway and the L shaped kitchen, with a spacious reception room providing versatile living and dining areas, and two bedrooms are serviced by a modern shower room. Outside, there is parking to the front aspect as well as access into the single garage, and a well tended south facing garden is set to the rear aspect, providing a beautifully tended and secluded space to enjoy the quiet village setting. The bungalow is serviced by mains gas central heating and double glazed windows.

The property benefits from a peaceful setting on this cul de sac, enjoying a prime location with superb amenities, Outstanding schools and local commuter routes all within a healthy walk. 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 village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants, Primary and John Taylor Secondary. The local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities as well as rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.

- **Well Presented Detached Bungalow**
- **Offered with No Upward Chain**
- **Desirable Village Location**
- **Spacious Living & Dining Room**
- **Extended Kitchen**
- **Two Bedrooms & Shower Room**
- **Immaculate South Facing Gardens**
- **Single Garage & Parking**
- **Quiet Cul de Sac Setting**
- **Walking Distance to Village Amenities**
- **Double Glazed & Mains Gas Central Heating**

A UPVC entrance door opens into the **Entrance Hall**, having oak finish laminate flooring, access to the loft and a door to a useful cloakroom cupboard. Glazed doors open into:

Living & Dining Room 7.1 x 3.64m (approx. 23'3 x 11'11)
A spacious reception having feature fireplace, a window to the side and an archway leading to a dining area. Sliding doors open into the **Conservatory** and a glazed door leads into:

Kitchen 5.17 x 2.82m (approx. 16'11 x 9'3)
And L-shaped kitchen having range of wall and base units with complementary work surfaces over, housing a ceramic one and a half sink with side drainer, a Rangemaster stove and an integrated dishwasher and washing machine. The kitchen has tile flooring, windows to the rear and side effects, and the door opens to a useful shelved pantry. A glazed door also leads back into the hall, and a second UPVC entrance door opens onto the driveway.

Conservatory 2.98 x 2.48m (approx. 9'9 x 8'1)
With tiled flooring, windows overlooking the gardens and a door opening out to the side

Doors open from the hallway into:

Master Bedroom 3.66 x 3.63m (approx. 12'0 x 11'11)
With a bow window to the front and range of fitted bedroom furniture and wardrobes

Bedroom Two 2.95 x 2.6m (approx. 9'8 x 8'6)
Having a window to the front

Shower Room 1.85 x 1.77m (approx. 6'0 x 5'9)
Comprising a white suite having wash basin and WC set to vanity units, a corner shower, tiled flooring and splashbacks and an obscured window to the side

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The Promenade
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Barton under Needwood
DE13 8DZ

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Property For Sale:

Floor Area: 732 ft²

Outside

The bungalow is set back from the lane beyond a generous frontage, having mature gardens laid to foliage and lawns. A block paved driveway to the side provides off road parking as well as access into the garage and rear garden

Detached Garage 6.75 x 2.5m (approx. 22'1 x 8'2)
Having a manual entrance to the front, power, lighting and a courtesy door to the rear

South Facing Garden

The delightful rear garden has been maintained to a superb standard, being laid to a paved patio and pathway to the garage, lawns and borders planted with a colourful variety of shrubs and flowers. There is an exterior water point

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Ph SW 01.06.2026