



131 Park Road, Barton under Needwood, DE13 8DD

Enjoying a secluded corner plot bordered by mature woodland is this executive detached family home, offering four good sized bedrooms, an open plan family living and dining kitchen and a peaceful location close to the heart of this desirable village. This attractive detached home has been well maintained throughout, presenting excellent potential to remodel and /or extend (subject to relevant permissions) to suit the next owner's requirements. The porch opens into a central reception hall, leading in turn into a generous lounge, conservatory and an open plan living and dining kitchen. Also to the ground floor are a utility room with access into the garage and a large cloakroom with ample fitted cloaks storage. The first floor landing opens into four well proportioned bedrooms, three of which have fitted wardrobes, sharing use of a family bathroom and master en suite. Outside, the property is set back from the road beyond a generous frontage, with parking for a number of vehicles and access into the single garage, with secluded gardens extending to the front and side. The property is serviced by mains gas central heating and full double glazing.

- Executive Detached Family Home
- Peaceful Setting & Secluded Corner Plot
- 'Outstanding' School Catchment
- Lounge & Conservatory
- Open Plan Living & Dining Kitchen
- Porch, Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- En Suite & Family Bathroom
- Private Corner Plot Gardens bordered by Mature Woodland
- Single Garage & Ample Parking
- Walking Distance to Amenities & Schools
- Well Placed for Commuter Routes & Rail Travel

A UPVC entrance door opens into the **Porch**, where a further door leads into the **Reception Hall**. A spacious welcome to this family home, this central hallway has stairs rising to the first floor with storage beneath, and doors opening to:

The property benefits from a desirable setting just a few minutes' walk from the centre of Barton under Needwood, a prime village location with superb amenities, Outstanding schools and local commuter routes. This thriving village community is home to an array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church, all within a few minutes' walk. Holland Sports club lies in the centre 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 Primary and John Taylor High.

The local centres of Burton on Trent and the Cathedral City of Lichfield both offer 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, Birmingham and Manchester.

Lounge 6.55 x 3.56m 3.1m (approx. 21'6 x 11'8, 10'2)

A generous reception room having a bay window to the front, a gas fire set to brickwork surround and French doors opening into:

Conservatory 2.97 x 2.8m (approx. 9'9 x 9'2)

Double doors open out to the rear gardens and the conservatory has tiled flooring

Family Living & Dining Kitchen 7.64 x 2.72m (approx. 16'7 x 8'11)

Having been extended and remodelled by the existing vendors, this open plan space has a bay window facing the front aspect, with the **Family Room** having ample space for both dining and living areas. An archway opens into the **Kitchen**, which is fitted with a range of wall and base units, housing an inset sink with side drainer, an integral oven with gas hob over and spaces for a fridge







freezer and dishwasher. A window overlooks the rear garden and a door opens into the:

Utility 2.62 x 2.13m (approx. 8'7 x 6'11)
Comprising wall and base units, an inset sink with side drainer and space for a washing machine. There is a window to the rear, and doors open out to the rear garden and into the **Garage**

Cloakroom

A door from the hallway opens into this guests WC

having wash basin set to vanity unit and WC, with a window to the rear. A range of fitted cupboard house useful cloaks storage

Stairs rise to the **First Floor Landing**, where there is access to the loft and doors opening into the **Airing Cupboard** and:

Master Bedroom 4.2 x 3.45m (approx. 13'9 x 11'4)
A spacious principal bedroom having a window to the front, a range of fitted wardrobes and private



use of:

En Suite

Comprising wash basin set to vanity unit, WC and corner shower, with tiled flooring, tiled walls and an obscured window to the front

Bedroom Two 3.15 x 3.07m (approx. 10'4 x 10'1)
Another good sized double room having a window to the front and mirror fronted fitted wardrobes

Bedroom Three 2.64 x 2.18m (approx. 8'8 x 7'2)
Having a window to the rear and two double fitted wardrobes

Bedroom Four 2.77 x 2.2m (approx. 9'1 x 7'3)
With a window to the rear

Family Bathroom

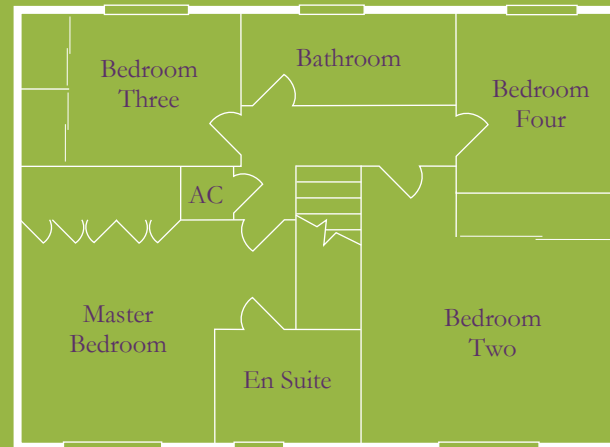
Comprising pedestal wash basin, WC and corner bathtub with shower attachment, with tiled flooring, tiled walls and an obscured window to the rear







Floor Area: 1,292 ft²



Outside

The property is set back from the lane beyond a generous frontage, having parking for a number of vehicles to the block paved driveway. There is access via a manual up and over door opens into the **Garage** 5.06 x 2.72m (approx. 16'7 x 8'11) which has power, lighting and a courtesy door into the utility

The **Corner Plot Gardens** extend to a good size, being bordered by a village green and mature woodland and enjoying complete privacy. A paved terrace wrap around the property leading onto well tended lawns, with flowerbeds stocked with a variety of flowers and shrubs. There is exterior lighting and a water point, an area to the side of the property with a walled boundary has gated access out onto the driveway, and two sheds are included in the sale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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