



95 Main Street, Barton under Needwood, DE13 8AB





Showcasing a premier address in the heart of Barton under Needwood is this traditional 1950s detached residence, offering four bedrooms, a generous south facing garden plot and superb potential to extend/remodel to suit. Standing well within a 0.2 acre garden plot enjoying an open outlook to the front, this handsome character home has been maintained to the highest standard throughout, offering an already spacious and practical family home, alongside the space and opportunity to extend the accommodation if desired (subject to relevant permissions). The property is set back from the lane beyond a generous driveway, having ample parking, a single garage and a further covered store.

The central reception hall leads into two immaculate reception rooms and a modern breakfast kitchen, with a rear hall, utility and cloakroom also set to the ground floor. The landing opens into four well proportioned bedrooms and a family bathroom, with the master being serviced by an en suite. The front facing windows enjoy pleasant parkland views to the front, and the rear windows overlook the south facing garden which extends to a superb size and enjoys plenty of privacy. The property is serviced by mains gas central heating and double glazed windows.

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. Neighbouring properties include traditional residences alongside extended and refurbished homes, with this desirable rural community offering 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 is set off Efflinch Lane 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 John Taylor Free School in Tatenhill is a short drive away, and there are also an excellent array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone. 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.



- Traditional Detached Family Home
- Premier Address in Desirable Village
- Outstanding Extension Potential (STPP)
- Idyllic Parkland Aspect to Front
- Two Reception Rooms
- Family Breakfast Kitchen
- Rear Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- En Suite & Family Bathroom
- Single Garage, Car Port & Ample Parking
- South Facing 0.2 Acre Garden
- Walking Distance to Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel





**Reception Hall** 4.8 x 1.5m (approx. 15'9" x 4'10")

A traditional canopy porch leads to the front door, where a UPVC entrance door opens into this spacious central hallway. Stairs rise to the first floor having storage beneath, double doors open to a second storage cupboard and the hall has original wooden flooring. Doors lead into:

**Dining Room** 4.53 x 3.65m (approx. 14'10" x 11'11")

Facing the front aspect, a bay window overlooks a pleasant open aspect, there is a second window to the side and the dining room has original wooden flooring. There is an open chimney, to allow for the reinstatement of a fireplace if desired

**Lounge** 5.0 x 4.55m (approx. 16'5" x 14'11")

Extending to a superb size, the lounge has a gas living flame fireplace set to marble surround and double doors open out to the terrace and rear garden

**Breakfast Kitchen** 5.25 x 3.01m (approx. 17'2" x 9'10")

Refitted around 5 years ago, the kitchen is fitted with a range of wall and base units with wood finish worktops over, housing an inset one and a half sink with side drainer and a range of integrated appliances including dishwasher, electric hob with extractor above, oven, microwave, fridge and freezer. Windows face the rear and the side aspect, there is space for a dining table and chairs and a door opens into the:

**Rear Hall**

There is access out to either side leading to the gardens and to a useful courtyard area to the rear of the property, and a further door opens into:

**Utility** 4.06 x 1.8m (approx. 13'3" x 5'11")

Extending to a superb size, having a window to the side and base units housing an inset sink, space for a washing machine and a tumble dryer which is included in the sale

**Cloakroom**

Having fitted wash basin and WC, with tiled splash backs









Stairs rise to the first floor **Part Galleried Landing** 4.96 x 2.42m (approx. 16'3 x 7'11), having access to the partially boarded loft, a window to the front enjoying an open parkland outlook and the original 1950s balustrade. Doors open into:

**Master Bedroom** 4.85 x 3.05m (approx. 15'10 x 10'0)  
A spacious principal bedroom having a window to the rear overlooking garden views, two double fitted wardrobes and private use of:

**En Suite** 2.86 x 1.4m (approx. 9'4 x 4'6)  
Comprising a traditional suite having pedestal wash basin, WC and double shower, with tiled walls

**Bedroom Two** 3.76 x 3.64m (approx. 12'4 x 11'11)  
With a window to the front enjoying an idyllic open aspect

**Bedroom Three** 4.16 x 2.72m (approx. 13'7 x 8'10)  
A third double room having a range of fitted wardrobes and windows to the side

**Bedroom Four** 2.92 x 2.44m (approx. 9'7 x 7'11)  
A spacious fourth bedroom having a window to the rear

**Family Bathroom** 3.0 x 2.7m (approx. 9'9 x 8'9)  
Fitted with pedestal wash basin, WC and double ended bathtub, with tiled walls, a heated towel rail and an obscured window to the rear. There is a fitted **Laundry Cupboard**, providing ideal space for the installation of a shower cubicle

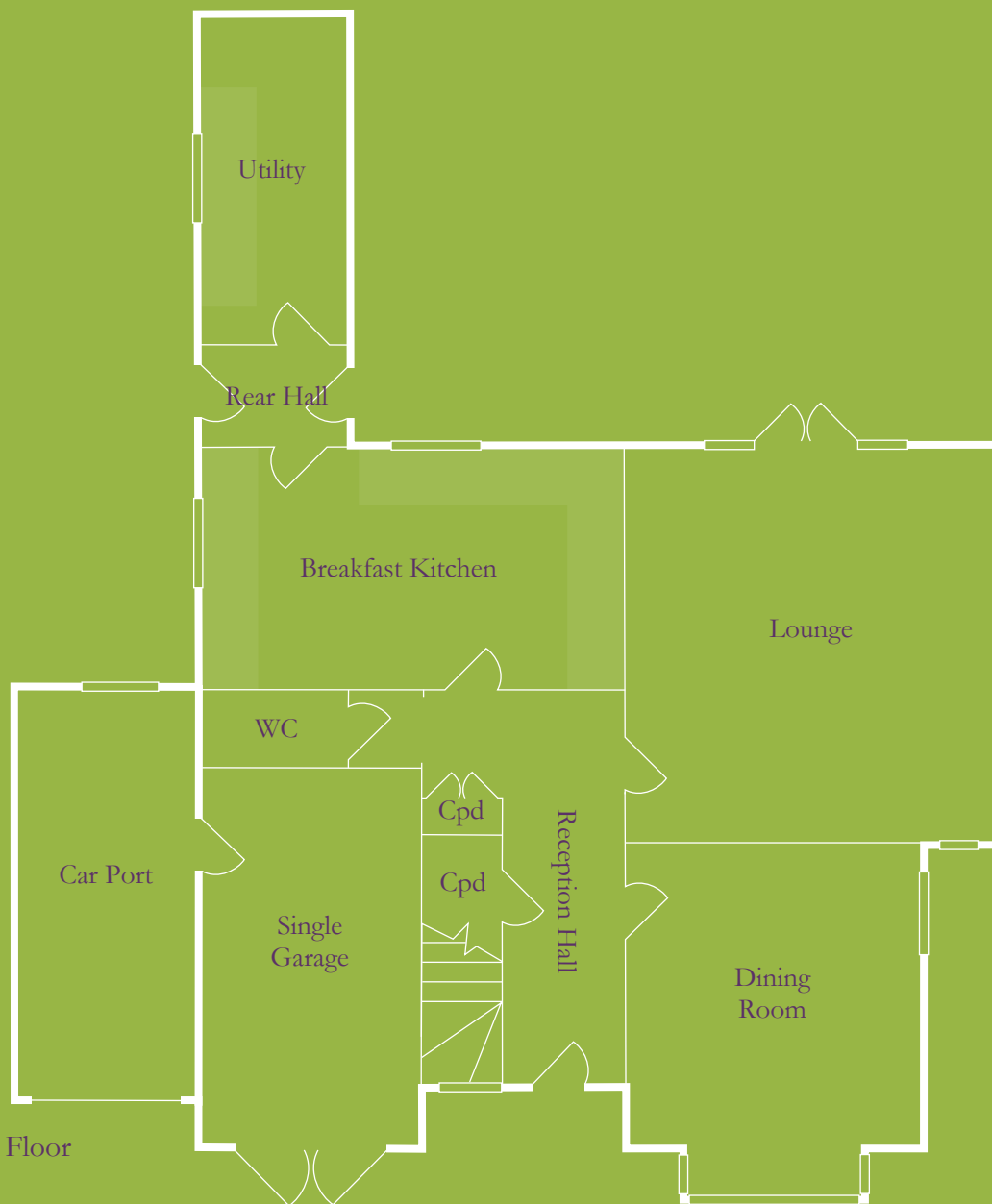








Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





### Outside

The property is set back from Main Street beyond a generous frontage, with mature foliage giving plenty of privacy. A sweeping tarmac drive provides ample parking and turning space, and the property enjoys an open outlook over the private parkland of the Knoll

**Single Garage** 5.38 x 2.74m (approx. 17'7 x 8'11)  
 Manual entrance doors open into the garage, having power, lighting and housing the meters for the property. A pedestrian door to the rear leads into:

**Gated Car Port** 5.05 x 2.2m (approx. 16'6 x 7'3)  
 A useful garden store ideal for secure motorbike storage, having manual double doors to the front and a further door to the rear

### South Facing Garden

Extending to a superb size and enjoying privacy to all sides, the rear garden has a recently installed porcelain paved terrace with steps down onto manicured lawns bordered with a variety of shrubs, flowers and foliage. There is an exterior water point within the **Rear Hall**, and a useful courtyard area to one side houses the wheelie bins as well as access into the **Car Port**. To the opposite side, gated access opens back out to the front aspect



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