



54 Oak Road, Barton under Needwood, DE13 8LR



Set in the desirable village of Barton under Needwood is this beautifully presented semi detached home, benefitting from modernised and extended interiors, three bedrooms and a desirable position with an open aspect and a south-west facing garden. This well proportioned village home offers interiors ideal to suit a growing family, first time buyer or downsizers looking to be part of this thriving community, with recent upgrades including a new 2023 combi boiler and an extension to the living space. The front door opens into the entrance hallway, with fitted storage, stairs rising to the first floor and doors opening into the lounge, dining kitchen and refitted cloakroom. The dining kitchen has been extended and is fitted to a superb standard, with the lounge having a feature fireplace. An extension with vaulted ceiling and bifold doors also offers a separate dining room or playroom. To the first floor there are three bedrooms (two doubles) and a modern family bathroom, the rear garden enjoys a good degree of privacy, and there is off road parking to the front as well as an EV charger.

The property benefits from a desirable position in Barton under Needwood, a prime village location with superb amenities and Outstanding schools within a short 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 Primary and John Taylor High School, all of which can be reached within a short walk, and the John Taylor Free School is also a short drive away. 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.

- Modern Semi Detached Home
- Extended & Refurbished Interiors
- Ideal Young Family Home/ First Time Buy/Downsize
- Desirable Village with Excellent Amenities
- Family Dining Kitchen
- Open Plan Lounge & Dining Room
- Entrance Hall & Cloakroom
- Three Bedrooms & Family Bathroom
- Off Road Parking & EV Charger
- South-West Facing Garden
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes & Rail Travel
- 2023 Boiler, Mains Gas Central Heating & Double Glazed Windows

Entrance Hall

A composite entrance door opens into the hallway, where stairs with recessed storage beneath rise to the first floor and there is a further

fitted storage cupboard. Doors open into the Cloakroom, Lounge and:

Dining Kitchen 5.62 x 2.78m (approx. 18'5 x 9'1)

A well appointed space, having a range of shaker style wall and base units with wood finish work surfaces over, housing an inset ceramic sink with side drainer. The units house spaces for appliances including an American fridge freezer, dishwasher and washing machine, and the range cooker is included in the sale. There is a window to the front aspect and the kitchen has a part vaulted ceiling with a skylight, tiled flooring and tiled splash backs

Lounge 4.68 x 3.46m (approx. 15'4 x 11'4)

A spacious reception room having replaced flooring and a characterful fireplace with an open chimney, allowing for the installation of a wood burning fireplace or a gas stove. Opening into:

Dining Room 3.14 x 3.02m (approx 10'3 x 9'11)

A modern extension having vaulted ceilings, a skylights and bifold doors opening out to the rear







Cloakroom

Accessed from the hall and comprising a modern suite having wash basin set to vanity unit, WC, tiled flooring and a window to the front

Stairs rise to the **First Floor Landing**, having a fitted cupboard above the stairs and access to the loft. The carpets upstairs have all been replaced, and doors open from the landing into:

Master Bedroom 3.73 x 2.76m (approx. 12'3 x 9'1)
A good sized double room having a window to the front

Bedroom Two 3.5 x 3.78m (approx. 11'5 x 9'1)
A second double room having a window to the rear

Bedroom Three 2.3 x 1.83m (approx. 7'7 x 6'0)
With a window to the rear

Bathroom 1.8 x 1.8m (approx. 5'11 x 5'11)
Comprising a modern suite having wash basin and WC fitted to vanity units and a bathtub with shower unit over, having a heated towel rail, tiled walls and an obscured window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		







Floor Area: 850 ft²

Outside

The property is set back from the lane beyond a good sized frontage, having parking to a tarmac driveway. A driveway to the side of the property (shared with one neighbour) leads to gated access into the rear garden, and an EV charging point is included in the sale

South-West Facing Garden

The rear garden is laid to a paved terrace and lawns, being safely enclosed to all sides and benefitting from exterior water and lighting. The garden enjoys an open aspect onto neighbouring gardens as well as a sunny south-west aspect

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