



Blue Cedar, 2 Arden Road, Barton under Needwood, DE13 8LD



Offered with the benefit of no upward chain is this outstanding detached dormer bungalow, presenting generously proportioned interiors, four bedrooms plus study and an established wrap around garden plot fronting onto Efflinch Lane. Offering excellent potential to remodel and/or extend, the spacious and well maintained interiors extend over two floors, offering either an ideal family home or a sizeable property to accommodate single storey living. The detached garage with utility and cloakroom also offers the opportunity for conversion, subject to relevant permissions. A porch opens to the central reception hall which leads in turn to the dining kitchen, with a conservatory set to the rear of the property. An open plan style living and dining room faces the front aspect and has stairs rising to the first floor, where there are two bedrooms serviced by a shower room, with a further three bedrooms (two doubles) to the ground floor serviced by a family bathroom. Outside, a gated drive from Arden Road provides parking as well as access into the two garages, and established gardens extend to three sides of the bungalow, enjoying a sunny aspect and providing space to extend.

The property benefits from a desirable and peaceful setting on this popular road, being within a healthy walk of the excellent amenities Barton under Needwood offers. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, GP surgery, dental practice and a stunning Tudor church. Holland Sports club also plays host to an array of sporting activities for all ages including rugby, football, cricket and tennis, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science School. For local leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges Park, both of which offer a members only gym, and there are a number of golf clubs in the surrounding area. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

- Detached Dormer Bungalow
- Offered with No Upward Chain
- Spacious Interiors & Excellent Potential
- Generous & Established Plot
- Living & Dining Room
- Dining Kitchen & Conservatory
- Porch & Reception Hall
- Four Good Sized Bedrooms & Study
- Family Bathroom & Shower Room
- Double Garage with Utility & Cloakroom
- Gated Driveway Parking
- Wrap Around Gardens
- Mains Gas Central Heating & Double Glazed Windows
- Desirable Village Location with Excellent Amenities

Reception Hall 3.38 x 1.5m (approx. 11'1 x 4'11)
Double doors open from the front aspect to the Porch, which in turn opens into the hallway, having original parquet flooring, this central hallway opens into:

Dining Kitchen 3.98 x 2.7m (approx. 13'0 x 8'10)
Wall and base units with complementary worksurfaces over house an inset sink with side drainer and an integral dishwasher, with further spaces for a fridge and single oven. There are windows to two sides, the kitchen has tiled flooring and a door opens to a useful Pantry cupboard. A UPVC door opens into:

Conservatory 4.3 x 2.28m (approx. 14'0 x 7'5)
windows overlook the rear courtyard garden and the conservatory has tiled flooring, double doors to the rear and a further door opening to the front aspect, providing an alternative entrance to the property

Living & Dining Room 6.55 x 4.53m (approx. 21'5 x 14'10)
Arched double doors open from the kitchen into the dining room, having a gas fireplace and stairs rising to the first floor. The spacious lounge has windows to three sides, enjoying pleasant garden views







Doors from the **Reception Hall** open into:

Master Bedroom 4.54 x 3.33m (approx. 14'10 x 10'11)

A spacious principal bedroom having a window to the front

Bedroom Two 3.98 x 2.99m (approx. 13'0 x 9'9)

Another excellent double room, having a window to the rear

Study/Bedroom Five 3.0 x 2.25m (approx. 9'9 x 7'4)
An ideal single room or study, having a window to the rear

Family Bathroom 2.98 x 1.96m (approx. 9'9 x 6'5)
Comprising a modern suite having pedestal wash basin, WC, bidet and bathtub with shower above, with tiled flooring, tiled walls and an obscured window. A cupboard houses shelved storage and provisions for a washing machine

Stairs rise from the **Dining Room** to the first floor accommodation, where there is a skylight and access to useful **Eaves Storage** 2.63 x 1.93m (approx. 8'7 x 6'3). Doors open into:

Bedroom Three 3.41 x 3.01m (approx. 11'2 x 9'10)
Another double room having fitted furniture including a double wardrobe and a dressing table. A window to the side enjoys a pleasant outlook along Efflinch Lane

Bedroom Four 3.4 x 2.8m (approx. 11'1 x 9'1)
With a window to the side

Shower Room

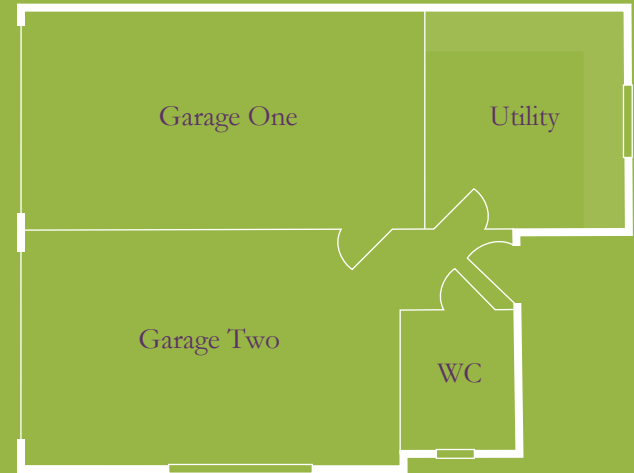
A white suite comprises pedestal wash basin, WC and shower, with aqua boarding to the walls, tiled flooring and a skylight. The mains gas boiler is also housed in here







Floor Area: 1,345 ft²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Outside

The property faces onto Efflinch Lane, with gates opening to the private driveway from Arden Road. There is parking for two to three vehicles to the fore of the **Detached Garages & Utility**, having manual up and over entrance doors open into each single garage. The garage provides two parking bays plus a **Utility** with base units housing an inset sink and spaces for a washing machine and tumble dryer. The hallway also leads into a **Cloakroom**, and this detached building is ideal for use as a workshop, gym or home office, or alternatively offers potential for conversion into an annexe (subject to relevant permissions)

Garage One 4.94 x 2.67m (approx. 16'2 x 8'9)

Garage Two 4.82 x 2.8m (approx. 15'9 x 9'1)

Utility 2.56 x 2.38m (approx. 8'4 x 7'9)

Wrap Around Gardens

Gated access opens into the garden from both the driveway and from Arden Road, having a resin pathway leading to the front of the property which faces onto Efflinch Lane. Extending to the side and front of the property are well tended lawned gardens bordered by mature hedges and neatly stocked borders, and a west facing paved courtyard extends to the rear aspect providing another pleasant seating area. The exterior power, lighting and water, and a courtesy door opens into a hallway to the rear of the garage

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