



Weavers Green, Tutbury Road, Needwood, DE13 9PQ



Offered with no upward chain is Weavers Green, an individual four bedroom detached property set within John Taylor School Catchment, presenting ample opportunity to extend and renovate as desired to create a stunning bespoke country home. Offering single level living with space to extend into the loftspace, this traditional detached bungalow lied within a generous mature plot in the rural location of Needwood, enjoying rural surroundings with the convenience of being minutes from local villages and facilities. Weavers Green is accessed via a shared private driveway and offers accommodation comprising reception hall, dining kitchen, two reception rooms, four bedrooms and a family bathroom, with the outside offering a large garage, workshop and gardens extending to a generous 0.26 acre. Weavers Green is serviced by oil fired central heating, the bespoke wooden double glazed windows were replaced in 2011 and the property presents an ideal purchase for those looking to place their own stamp on their next home.

Needwood is a rural hamlet set within Staffordshire, renowned for its tranquil surroundings and scenic countryside. Weavers Green lies just minutes from a number of village and towns providing superb access to local facilities and is set within the school catchment area for Needwood Primary School and John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. The local village of Tutbury lies a short distance away and offers an excellent array of amenities including pubs, general stores, cafes, boutique shops, a post office and Lloyds Bank, as well as the historic Tutbury Castle. Locally, leisure pursuits can be found at the FA's St Georges Park where there is a gym, spa, restaurant and bar, and the market town of Burton on Trent is home to additional shopping centres, restaurants and a cinema. Rail stations in Burton and Lichfield provide links to Birmingham and London, the property is well placed for access to the A50 and A38 and the International Airports of Birmingham and East Midlands both lie within an easy 40 minute drive.

- Traditional Detached Bungalow
- Offered with No Upward Chain
- Superb Potential to Extend/Remodel
- Rural Location & Private Drive Approach
- Reception Hall
- Two Reception Rooms
- Dining Kitchen
- Four Bedrooms & Bathroom
- Ample Parking, Garage & Workshop
- Mature Gardens of 0.26 Acre
- John Taylor School Catchment
- Bespoke Double Glazed Windows
- Oil Fired Central Heating

A door opens from the front aspect into the Porch which in turn leads into:

Reception Hall 4.2 x 3.12m (approx 13'9" x 10'2")

A spacious hallway providing space to extend the kitchen if desired. Having oak flooring, doors to the Kitchen and Inner Hall and fitted cupboards. A door opens into:

Lounge 5.42 x 4.02, 3.49m (approx 17'9" x 13'2, 11'5")

A good sized reception room having windows to two sides, sliding doors to the front and an open fireplace

Dining Kitchen 3.86 x 3.75m (approx 12'7" x 12'3")

Fitted with a range of wooden wall and base units housing spaces for a washing machine and oven and an inset sink with side drainer. There is space for a dining table and chairs and the kitchen has tiled flooring, tiling to splash backs, a window to the rear and a door to the side aspect

Dining Room 3.01 x 2.19m (approx 9'10" x 7'2")

Ideal as a second sitting room or formal dining space, having a window to the front





From the **Inner Hall** doors give access into:

wardrobes

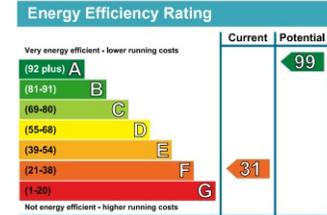
Bedroom One 3.75 x 2.99m (approx 12'3 x 9'9)
A spacious double room having window to the rear and fitted recessed shelving

Bedroom Three 2.98 x 2.86m (approx 9'9 x 9'4)
With a window to the front and fitted shelving

Bedroom Two 3.0 x 2.86m (approx 9'9 x 9'4)
With a window to the front and two double fitted

Bedroom Four 2.99 x 2.76m (approx 9'9 x 9'0)
Having window to the rear aspect

Bathroom 2.13 x 2.1m (approx 6'11 x 6'10)
Comprising a cream suite fitted with pedestal wash basin, WC, bidet and bathtub with shower unit over, with tiling to walls, tiled flooring and a window to the rear





Outside

Accessed off a private driveway shared with a handful of other properties, Weavers Green benefits from parking for a number of vehicles with ample space to extend the driveway if required. Well tended gardens lie to the front aspect laid to a rose arch, shaped lawns and borders and a pathway leads to the front door

Garage 5.57 x 3.43m (approx 18'3 x 11'3)

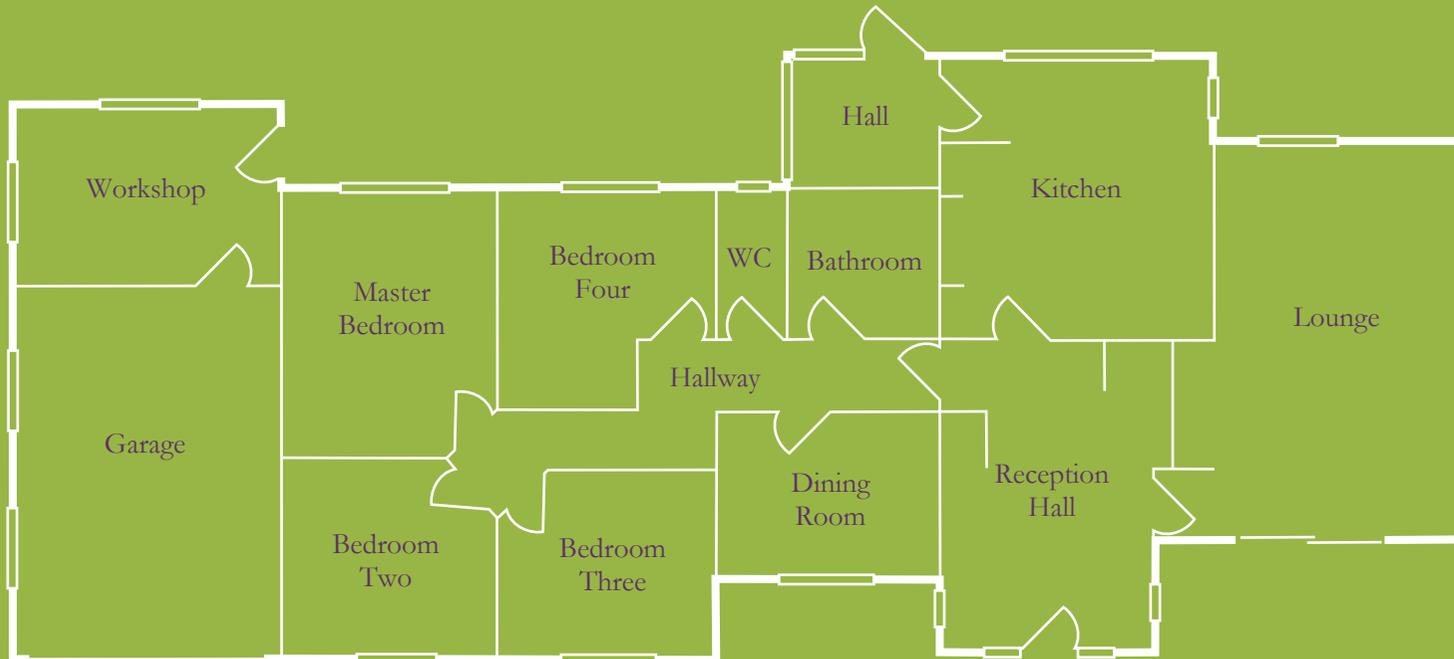
With loft storage above, a window to the side, manual door to the front power and lighting. Door into:

Store/Workshop 3.33 x 2.43m (approx 10'11 x 7'11)

Housing the oil fired boiler and having a door out to the rear courtyard

Gardens

Well tended gardens extend to all sides of the property, having generous lawns to the front home to a stunning mature willow tree and a vegetable garden to one side. To the rear aspect is a paved courtyard and there is access back to the front to either side. The oil tank is housed to the side of the property



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.