



10 Thornhill Close, Barton under Needwood, DE13 8DJ



Set on a quiet cul de sac in the sought after village of Barton under Needwood is this well presented detached family home, benefitting from contemporary upgraded interiors, four bedrooms and outside space including parking, a detached garage and secluded rear gardens. Being just a few minutes' walk from the centre of this popular village, this superb family home has been remodelled over the years with upgrades to include a refit to the kitchen, refitted cloakroom, new carpets, flooring and oak doors throughout, with a new boiler and radiators being installed around 18 months ago. The interiors comprise briefly through entrance hall, lounge, open plan dining kitchen, garden room, cloakroom and utility space to the ground floor, with four bedrooms and a family bathroom to the first floor. Outside there is parking for a number of vehicles as well as a detached single garage and the property benefits from gardens to both

the front and rear aspects.

The sought after village of Barton under Needwood is a desirable location for couples and families alike, offering a superb array of amenities including are coffee shops, traditional pubs, gift shops, a post office, Co-Op general store, GP surgery, dental practice, library and a stunning Tudor church. The village is well served by schools having both the Thomas Russell infants and primary schools which feed into the highly regarded John Taylor Specialist Science School, all of which are within a short walk from the property. The village is ideally placed for travel on the A38, A50 and M6 Toll, direct rail links to Birmingham and London can be found in Lichfield and the International Airports of Birmingham and East Midlands are both within a 40 minute drive.



- Detached Family Home
- Beautifully Presented Interiors
- Recently Upgraded & Remodelled
- New Boiler & Radiators Throughout
- Open Plan Dining Kitchen
- Lounge & Garden Room
- Entrance Hall, Utility Space & Cloakroom
- Four Good Sized Bedrooms & Bathroom
- Single Garage & Parking
- Front & Rear Gardens
- Peaceful Cul de Sac Location
- John Taylor School Catchment

Entrance Hall

With tiled flooring and a window to the side, the hall opens through into the **Dining Kitchen** and has doors leading into the **Cloakroom, Utility Space** and:

Lounge 4.67 x 3.51m (approx 15'4 x 11'6)

A spacious reception room having window to the front, tiled flooring and a door opening into:

Open Plan Dining Kitchen 6.43 x 2.72m (approx 21'1 x 8'11)

A superb family space having been remodelled

and refitted to a high specification. The kitchen comprises a range of grey wall and base units with solid wood Butcher block worktops over, housing an inset ceramic one and a half sink with side drainer, integral dishwasher and spaces for a range cooker and American fridge freezer. There is a window to the rear and the worktops extend to create an entertaining style breakfast bar to one side. A door opens to a useful **Walk in Pantry** and the kitchen has a generous dining space which in turn leads into:

Garden Room 2.88 x 2.61m (approx 9'5 x 8'7)

Having been adapted from the original conservatory, this second reception room benefits from insulation to the ceiling and floor, double doors out to the gardens, windows to three sides and tiled flooring

Cloakroom

Having been refitted with wash basin and low level WC, with tiled flooring, tiled splash backs and an obscured window to the side

Utility Space

Housing a fitted worktop and spaces for both a washing machine and tumble dryer





Stairs rise to the **First Floor Landing** where there is loft access and doors off into:

Master Bedroom 3.59 x 3.56m (approx 11'9 x 11'8)
A good sized principal bedroom having window to the front and a range of fitted wardrobes providing plenty of fitted storage

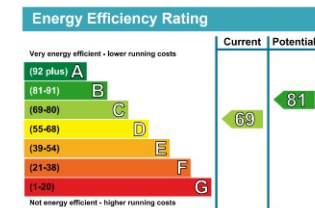
Bedroom Two 3.12 x 2.77m (approx 10'3 x 9'1)
With a window to the rear aspect and a fitted desk space

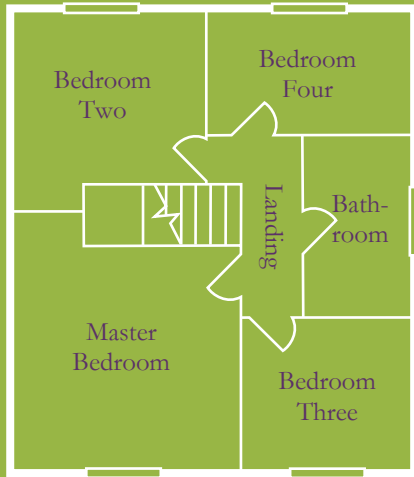
Bedroom Three 2.77 x 2.44m (approx 9'1 x 8'0)
Large enough to house a double bed, this room has a window to the front



Bedroom Four 3.24 x 1.91m (approx 10'8 x 6'3)
With a window to the rear and a fitted cabin bed

Family Bathroom 2.82 x 1.74m (approx 9'3 x 5'9)
Comprising wash basin and low level WC fitted to vanity units providing storage and a corner bathtub with a heated towel rail and an obscured window





Outside

The property is set on the peaceful cul de sac of Thornhill Close and benefits from lawned gardens and a tarmac driveway to the front, with gated access leading to the rear where there is a **Detached Single Garage**

The **Rear Garden** is laid to a terrace and shaped lawns with mature foliage providing plenty of privacy to the rear aspect. There is a courtesy door into the garage, exterior lighting and a water point



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.