



34 Barton Gate, Barton under Needwood, DE13 8AG





An immaculately presented detached home set on the rural outskirts of Barton under Needwood, offering generous family accommodation, three superb double bedrooms and beautifully landscaped gardens. Set at an elevated position enjoying open countryside views to both the front and rear, this attractive detached home presents further scope to add another reception room, and the detached garage is ideal for conversion into an annexe (STPP). The interiors of this beautifully presented home comprise entrance hall, breakfast kitchen, two spacious reception rooms, utility, three double bedrooms, modern en suite and bath room.

The flooring has been upgraded throughout and the outside space has been landscaped to create idyllic terraces making the most of the outside views. A sweeping driveway provides ample parking to the fore of a large detached garage, and the property is serviced by full double glazing and mains gas central heating.

The charming village of Barton under Needwood, a popular choice for both families and couples alike, offers an array of amenities including coffee shops, gift shops, a post office, newsagent, local store, GP surgery, dental practice, library and a stunning Tudor church. Holland Sports club is a short walk

from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more. The village is well served by the Thomas Russell Infant and Primary schools which feed into the Ofsted rated 'Outstanding' John Taylor Specialist Science School, and there are a range of private schools also within easy reach including Repton and Denstone. 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 are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.

- Spacious Detached Village Home
- Elevated Position with Views
- Immaculately Presented Throughout
- Two Spacious Reception Rooms
- Modern Breakfast Kitchen
- Master Bedroom with En Suite
- Two Further Double Bedrooms
- Family Bathroom
- Detached Double Garage & Parking
- Landscaped Gardens with Stunning Views
- Open Aspect to Front & Rear
- Potential to Extend/For Annexe Conversion
- John Taylor School Catchment

#### Entrance Hall

With tiled flooring, loft access with fitted drop down ladder and double doors opening into:

#### Breakfast Kitchen 5.22 x 3.96m (approx 17'1 x 12'11)

Fitted with a range of modern gloss wall and base units with butcher block worktops over, inset one and a half sink with side drainer, integral appliances including dishwasher, Samsung oven, Samsung microwave and gas hob with extractor hood above. There is space for a dining table and chairs, a window enjoys views to the rear and the kitchen has tiled to splash backs tiled flooring. Double doors open into the **Lounge** and:

#### Dining Room 4.71 x 3.64m (approx 15'5 x 11'11)

A spacious reception room large enough to house a formal dining space and living area, having a bay window to the front. There is also the potential to add a doorway back in to this room to create a fourth bedroom if required

#### Lounge 5.39 x 4.99m (approx 17'8 x 16'4)

Another superb reception room having solid oak flooring, a window to the front aspect with views, double doors out to the rear terrace and gardens and a traditional gas stove with beam lintel over

#### Utility Room

Having been refitted with a range of wall and base units having inset steel sink with side drainer, spaces for washing machine, tumble dryer and fridge freezer, tiled flooring, tiled splash backs, window to the rear and a door out to the garden













From the Hallway, doors open into:

**Master Bedroom** 5.30 x 3.13m (approx 17'4 x 10'3)

A generous master suite having double doors with panels to the rear enjoying open countryside views and a range of fitted wardrobes. With private use of:

**En Suite** 2.02 x 1.71m (approx 6'7 x 5'7)

Comprising a modern suite fitted with wash basin set to vanity unit with storage below, low level WC and double shower, with tiled flooring, tiling to splash backs, fitted storage and an obscured window to the side

**Bedroom Two** 3.65 x 2.97m (approx 11'11 x 9'8)

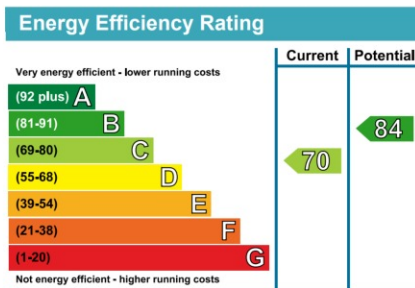
With a bay window to the front with an open aspect and mirror fronted fitted wardrobes

**Bedroom Three** 3.78 x 3.06m (approx 12'4 x 10'0)

A third good sized double, having window to the front with an open outlook

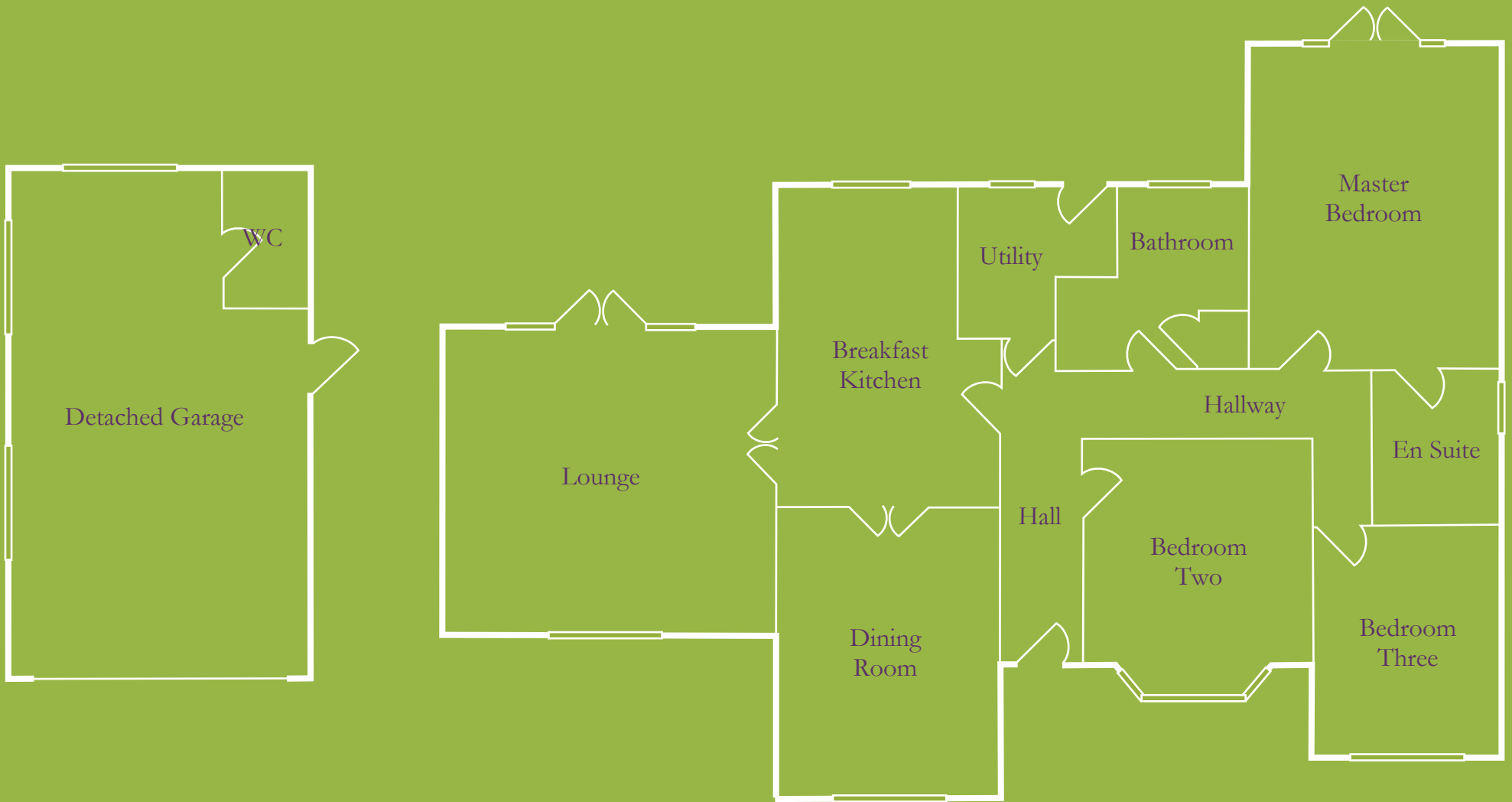
**Family Bathroom** 2.66 x 2.13m (approx 8'8 x 6'11)

Having been upgraded by the current vendors, the bathroom comprises a refitted suite having wash basin set to vanity unit, low level WC, bathtub and separate level access shower, with tiled walls, tiled flooring, a heated towel rail, an obscured window to the rear and a door to the **Airing Cupboard**













### Outside

Set at an elevated position, the front aspect of the property benefits from well tended lawned gardens with feature shaped borders, all overlooking open countryside. A tarmac driveway providing parking for a number of vehicles lies to the front of the garage and a pathway leads to the entrance door:

### Detached Garage 8.35 x 4.89m (approx 27'4 x 16'0)

A large garage having electric up and over entrance door, power, lighting, wash basin and WC. Loft access rises to an ample storage space above and the garage presents ideal opportunity for conversion into an Annexe (STPP)

### Generous Gardens

The gardens extend to a good size across the rear of the property and have been landscaped to allow for the surrounding views to be appreciated from all sides. A paved terrace next to the property leads up to shaped lawns edged with flower beds, there is a further paved terrace to one side and an impressive raised deck lies to one side having feature lighting and giving an elevated aspect over the surrounding views. There are exterior power points, water points and lighting to both the front and rear



**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.