



4 Cedar Road, Barton under Needwood, DE13 8LH



Offered with the benefit of no upward chain is this superb bungalow set in the sought after village of Barton under Needwood, comprising deceptively spacious interiors, three bedrooms and a good sized garden plot. Having been well maintained throughout its time with the former vendor, this attractive bungalow benefits from recent upgrades to include a recently refitted boiler and refitted bathroom, with plenty of further scope to modernise as required. The interiors are laid to entrance hall, kitchen, conservatory/dining room, lounge, three bedrooms and bathroom. Outside is parking to the front aspect as well as further parking and a single garage to the rear, and the low maintenance rear garden is of a generous size and enjoys much privacy. The property benefits from full double glazing and gas central heating. Excellent potential and scope to improve / expand further.

Cedar Road lies within walking distance of the character High Street of Barton under Needwood, where an excellent array of amenities can be found including a co-op, boutique shops, pubs, a cafe, a pharmacy, doctors' surgery and village hall to name a few. Further amenities can be found in Burton on Trent and Lichfield and the location is ideally placed for travel on the A38, M6 and A50. From Lichfield, two rail stations provide regular and direct links to Birmingham, London (in 80 minutes) and further afield, the International Airports of Birmingham and East Midlands are both within an easy drive and a regular public bus service runs through the village giving access to local village and towns.

- Bungalow in Sought After Village
- Well Presented & Ample Scope
- Spacious Lounge & Conservatory
- Kitchen & Reception Hall/Dining Room
- Three Bedrooms
- Upgraded Family Bathroom
- Detached Garage & Parking
- Refitted Combi Boiler in Nov 2019 with HIVE Controls and Double Glazing
- Ideal Downsize/Investment/Project

The front door opens into:

**Reception Hall/Dining Room** 3.7 x 2.96m (approx. 12'1 x 9'8)

Ideal as a formal dining room, having bay window to the front, door to the side and a door into a useful fitted cupboard. Doors open into the Lounge and:

**Kitchen** 3.03 x 2.89m (approx. 9'11 x 9'5)

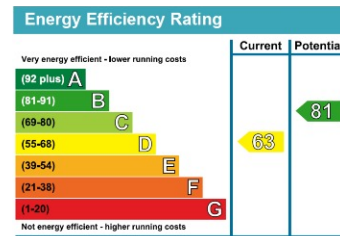
Fitted with a range of white wall and base units having complementary worktops, housing an inset sink with side drainer, integral fridge, two integral freezers and spaces for a washing machine, dishwasher\* and oven\*. There is a window to the rear, tiling to splashbacks and a door into:

**Conservatory/Sunroom/Dining Room** 3.21 x 2.38m (approx. 10'6 x 7'9)

Another useful living space ideal as a dining room or second sitting room. With a window to the rear and door out to the gardens

**Lounge** 4.42 x 3.68m (approx. 14'6 x 12'0)

A good sized sitting room having electric fireplace with marble hearth and bespoke carved fire surround and mantle, a window to the front and bespoke fitted shelving and storage





A door opens from the **Lounge** to the **Hallway** which leads off into:

**Master Bedroom** 3.07 x 2.94m (approx. 10'0 x 9'7)  
With a range of bespoke fitted wardrobes, (quantity of similar chest of drawers available\*) and a window

to the rear.

**Bedroom Two** 2.75 x 2.57m (approx. 9'0 x 8'5)  
With a window to the side.



**Bedroom Three** 2.75 x 1.82m (approx. 9'0 x 5'11)  
Having window to the side aspect and an access point to the partially boarded loft.

**Family Bathroom** 1.96 x 1.69m (approx. 6'5 x 5'6)  
Having been recently refitted with vanity wash

basin, low level WC, bathtub having shower unit over, tiled splash backs, tiled flooring, an obscured window to the side and a door to the **Airing/Storage Cupboard** which houses the Baxi combi boiler which was newly fitted in November 2019.





### Outside

The property benefits from a block paved drive to the front aspect where there is parking for up to two vehicles. Accessed off Beech Road is another driveway providing additional parking for a vehicle plus and access into:

**Detached Garage** 5.61 x 2.51m (approx. 18'4 x 8'2)

With manual double doors to the front, power, lighting and a double glazed courtesy door into the garage.

### Garden

The good sized low maintenance garden extends in an L shape and enjoys an excellent degree of privacy to all sides. The garden is laid to block paved terrace with raised gravel borders and gated access leads out to the lane to the side of the Garage. There is exterior lighting and a fitted wind out canopy/awning\* to provide shade to the terrace next to the property

\*Various other fitted/installed items are available for negotiation



**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.