



Silverdale, Short Lane, Barton under Needwood, DE13 8LA



A most impressive contemporary detached village home set on a desirable lane in Barton under Needwood, benefitting from high specification interiors, four superb double bedrooms and a generous south facing garden plot. Having been remodelled substantially in recent years, Silverdale showcases a consistently superb standard of finish throughout alongside a contemporary kitchen with granite worktops, luxury bathroom suites and an oak staircase and doors. The interiors comprise briefly reception hall, spacious lounge, open plan kitchen, family room with dining area, utility room and cloakroom to the ground floor, with four excellent double bedrooms accessed off the first floor landing.

A family bathroom and master en suite service the bedrooms and the property benefits from further scope to add a second en suite or even to extend at the rear to create further accommodation if desired. Outside, there is ample parking and a double garage to the front, with a generous landscaped garden laid to the rear enjoying a southerly aspect.

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 state schools Thomas Russell and John Taylor Specialist Science School, with a range of private schools also within easy reach including Smallwood Manor, Abbots Bromley, Repton and Denstone. 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 are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.

- Impressive Detached Home
- Substantially Remodelled Family Interiors
- High Specification Finish Throughout
- Open Plan Kitchen
- Family Room with Dining Area
- Spacious Lounge
- Reception Hall, Utility & Cloakroom
- Four Superb Double Bedrooms
- Master En Suite & Family Bathroom
- South Facing Landscaped Garden
- Ample Parking & Double Garage
- Central Village Location
- John Taylor School Catchment

Reception Hall

A spacious reception to this executive home, having tiled flooring, an oak staircase rising to the first floor and doors to the **Garage** and into:

Lounge 6.07 x 4.44m (approx. 19'10 x 14'6)

A generous reception room having double doors to the rear and windows overlooking the gardens. Double doors lead into the **Family Room**

Open Plan Kitchen 4.83 x 4.56m (approx. 15'10 x 14'11)

This contemporary space comprises a range of gloss wall cupboard and base units with granite worktops over, housing an inset sink with side drainer and integral appliances including fridge freezer, dishwasher, double oven, microwave, induction hob and extractor hood. A central island provides additional storage, workspace and a breakfast bar to one side and there is a window to the front aspect. Tiled flooring extends into a formal **Dining Area** which in turn leads into:

Family Room 4.43 x 4.32m (approx. 14'6 x 14'2)

Ideal as a second sitting room or playroom, having double doors out to the rear gardens and tiled flooring. Double doors open into the **Lounge**

Utility Room 4.23 x 1.98m (approx. 13'10 x 6'5)

Fitted with a range of gloss wall and base units with granite worktops over, housing an inset sink with side drainer, spaces for a washing machine and tumble dryer, tiled flooring, a window to the rear and door to the side

Cloakroom

With wash basin set to vanity unit, low level WC, an obscured window to the front and tiled flooring





An oak staircase rises to the **First Floor Landing** 5.52 x 3.13m (approx. 18'1 x 10'3), a generous part galleried landing having window to the front and doors opening into:

Master Bedroom 5.16 x 3.3m (approx. 16'11 x 10'9)
A spacious principal bedroom having window to the rear and a range of fitted wardrobes. With private use of:

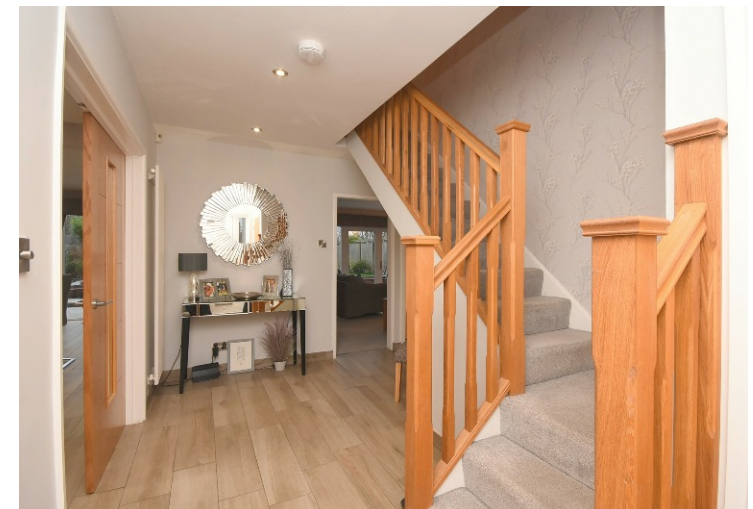
En Suite 3.2 x 2.87m (approx. 10'5 x 9'5)
Fitted with a modern suite having wash basin set to vanity unit, low level WC and walk in shower, with tiling to walls, tiled flooring, a heated towel rail and an obscured window to the side. Doors open to laundry and **Airing Cupboards**

Bedroom Two 4.82 x 3.09m (approx. 15'9 x 10'1)
With twin windows to the front aspect and a door into the **Jack & Jill Family Bathroom**

Bedroom Three 4.91 x 4.52m (approx. 16'1 x 14'10)
A superb double bedroom having windows to the front aspect. There is ample space to add an en suite if required

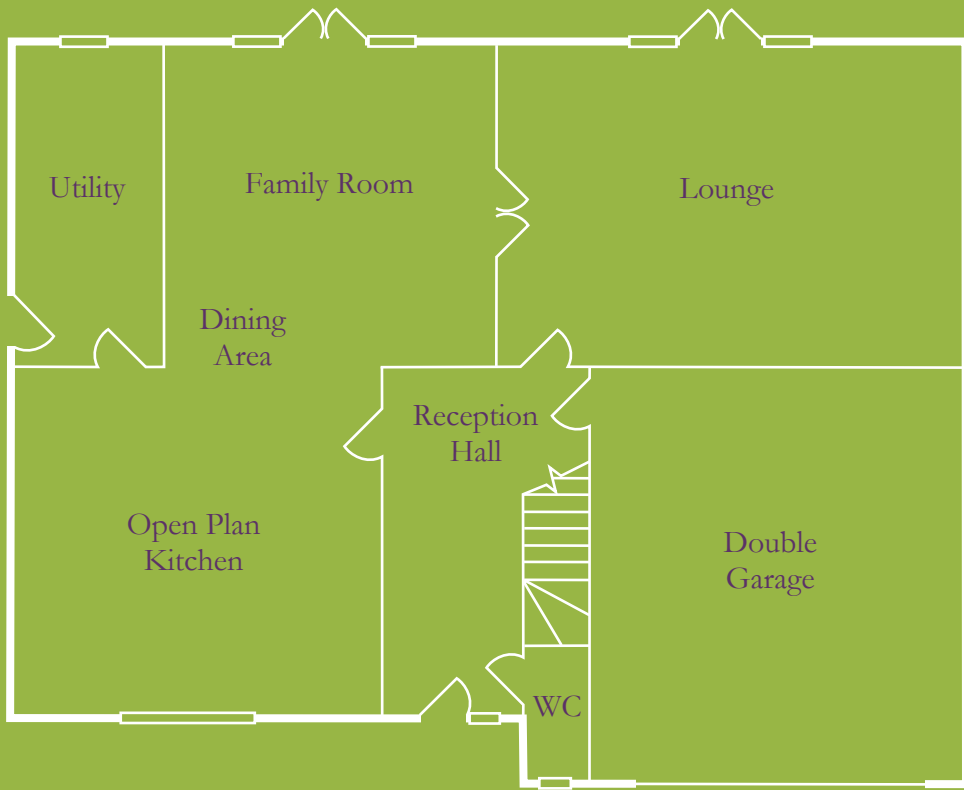
Bedroom Four 4.27 x 3.78m (approx. 14'0 x 12'4)
A fourth double bedroom having a window to the rear aspect

Luxury Bathroom 4.35 x 2.37m (approx. 14'3 x 7'9)
A modern suite comprises wash basin set to vanity unit, low level WC, walk in shower and double ended bathtub, with tiled walls, tiled flooring, an obscured window to the side and a heated towel rail











Outside

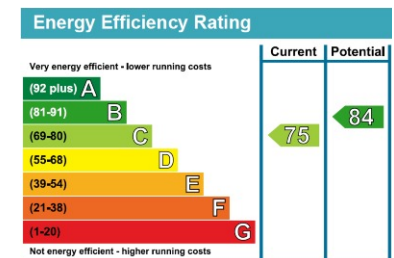
Silverdale is set back from the lane beyond a generous frontage laid to well tended gardens, a walled boundary and tarmac drive providing ample parking and turning space for a number of vehicles. There is gated access leading to the rear garden

Double Garage 5.59 x 4.88m (approx. 18'4 x 16'0)

With electric entrance door, power, lighting and a courtesy door into the **Reception Hall**

Gardens

The generous rear garden has been landscaped to a high degree, having a paved terrace leading onto lawns edged with flower beds. A timber garden shed is included in the sale and there are exterior power points and lighting. The garden enjoys an open aspect backing onto a play park to the 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.