



2 Sutton Crescent, Barton Manor, Barton under Needwood, DE13 8FE



A stunning executive detached family home benefitting from immaculately presented extended interiors, five bedrooms and the desirable John Taylor School catchment. Enjoying prime position on the modern development of Barton Manor, this spacious family home briefly comprises generous lounge, stunning open plan dining kitchen with family room, gym, utility and cloakroom to the ground floor, with four bedrooms, a guest en suite and a family bathroom to the first floor. The master suite is set to the second floor and includes ample fitted storage and private use of an en suite bathroom. Built in 2015, the property retains five years NHBC guarantee and the finish has been upgraded to the high specification to include oak doors, new carpets and quality suites to all three bathrooms. Outside is a garage of which part has been converted to a useful games room/gym accessible from the family room, and the property benefits from parking for up to six vehicles to a private driveway.

Barton Manor is a highly desirable location within this popular village due to its close proximity to the superb array of amenities Barton under Needwood has to offer. Centred about the character high street are coffee shops, traditional pubs, gift shops, a post office, newsagents, local 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. Burton on Trent is located 6 miles away and the Cathedral City of Lichfield is 10 miles away. The village is also ideally placed for travel on the A38 and A50.

- Executive Detached Family Home
- Spacious Lounge
- Stunning Dining Kitchen with Family Room
- Games Room/Gym
- Master Suite with En Suite Bathroom
- Four Further Double Bedrooms
- Guest En Suite & Family Bathroom
- Garage, Store & Ample Parking
- Landscaped Gardens
- John Taylor School Catchment

#### Entrance Hall

A composite front door opens to the hall, having stairs rising to first floor, an under stairs storage cupboard and doors off to:

**Lounge** 6.60 x 3.94m (approx 21' 8 x 12' 11) – max measurements

A spacious reception room having double glazed windows to the front and side aspects and an electric fire set against feature fireplace

**Open Plan Dining Kitchen** 6.55m x 4.04m (approx 21' 6 x 13' 3)

Fitted with a range of modern Shaker style base drawer and wall mounted units having granite worktops over, housing inset one and a

half sink with side drainer and integral AEG appliances including double electric oven, fridge freezer, dishwasher, microwave and coffee machine. A central island unit provides further workspace and storage as well as an AEG induction hob with extractor hood above. A cupboard houses the Logic boiler and a door leads into the **Utility**. The spacious dining area has a window to the side and opens into:

**Family Room** 6.63 x 3.44m (approx. 21' 8 x 11' 3)

A stunning addition made by the current vendors, having tiled flooring throughout, a window to the rear, orangery skylight and bidolf doors out to the gardens. A door opens into:

**Gym/Games Room** 5.84 x 3.83m (approx. 19' 1 x 12' 6)

Ideal as a games room or home gym, having window to the rear and door out to the gardens

**Utility** 2.01m x 1.93m (approx 6' 7 x 6' 4)

Having fitted base units with complementary worktops over, having inset sink with side drainer, space and provisions for washing machine and tumble dryer, tiled flooring and a composite rear door out to the driveway

#### Guest Cloakroom

Fitted with a modern Roca suite comprising pedestal wash basin and low level WC, with tiled flooring and ceramic half tiling to walls





### First Floor Landing

Stairs rise from the ground floor hallway to the landing, having window to the front aspect and stairs ascending to the second floor. Doors off to:

**Bedroom Two** 3.81 x 3.53m (approx 12'6 x 11'7) – max measurements

Having window to the side and private use of:

#### En Suite

Fitted with a modern white Roca suite which comprises pedestal wash basin, low level WC and a fully tiled shower cubicle, having ceramic half tiling to walls and ceramic tiled floor

**Bedroom Three** 4.04 x 2.69m (approx 13'3 x 8'10)

A further attractive double bedroom having windows to two sides

**Bedroom Four** 3.71m x 2.59m (approx 12'2 x 8'6)

With windows to two sides

**Bedroom Five** 3.43 x 2.59m (approx 11'3 x 8'6) – max measurements

Having window to the side and useful recess area with hanging rail and shelving.

### Family Bathroom

Fitted with a modern white Roca suite comprising fitted wash basin, low level WC and bathtub with mains shower over and glass privacy screen, having half tiling to walls, ceramic tiled floor and obscured window to the rear

### Second Floor Landing

Having cupboard housing the hot water cylinder, loft access point and door giving access to:

**Master Bedroom** 5.18 x 5.16m (approx 17'0 x 16'11)

A superb master bedroom having windows to two sides, two rear skylights and access through to **Dressing Area**, having two fitted double wardrobes, an additional fitted wardrobe and door through to:

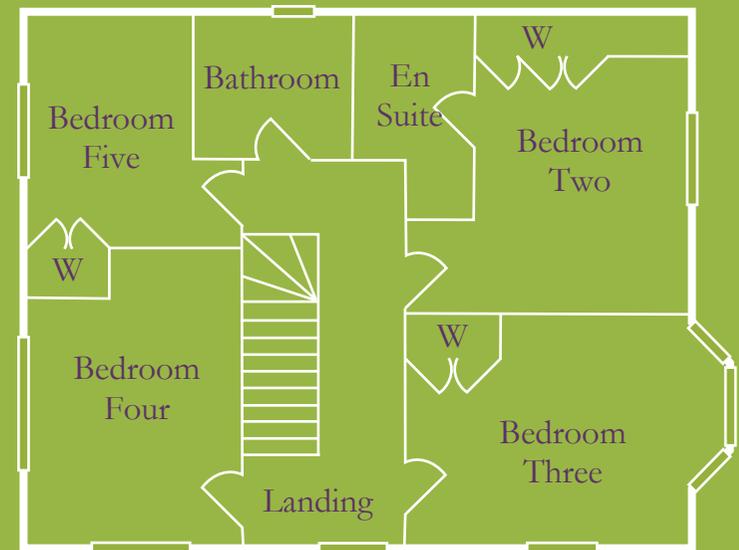
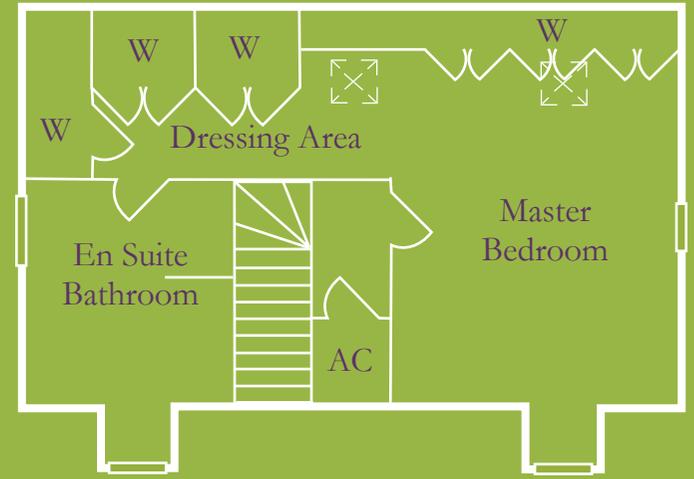
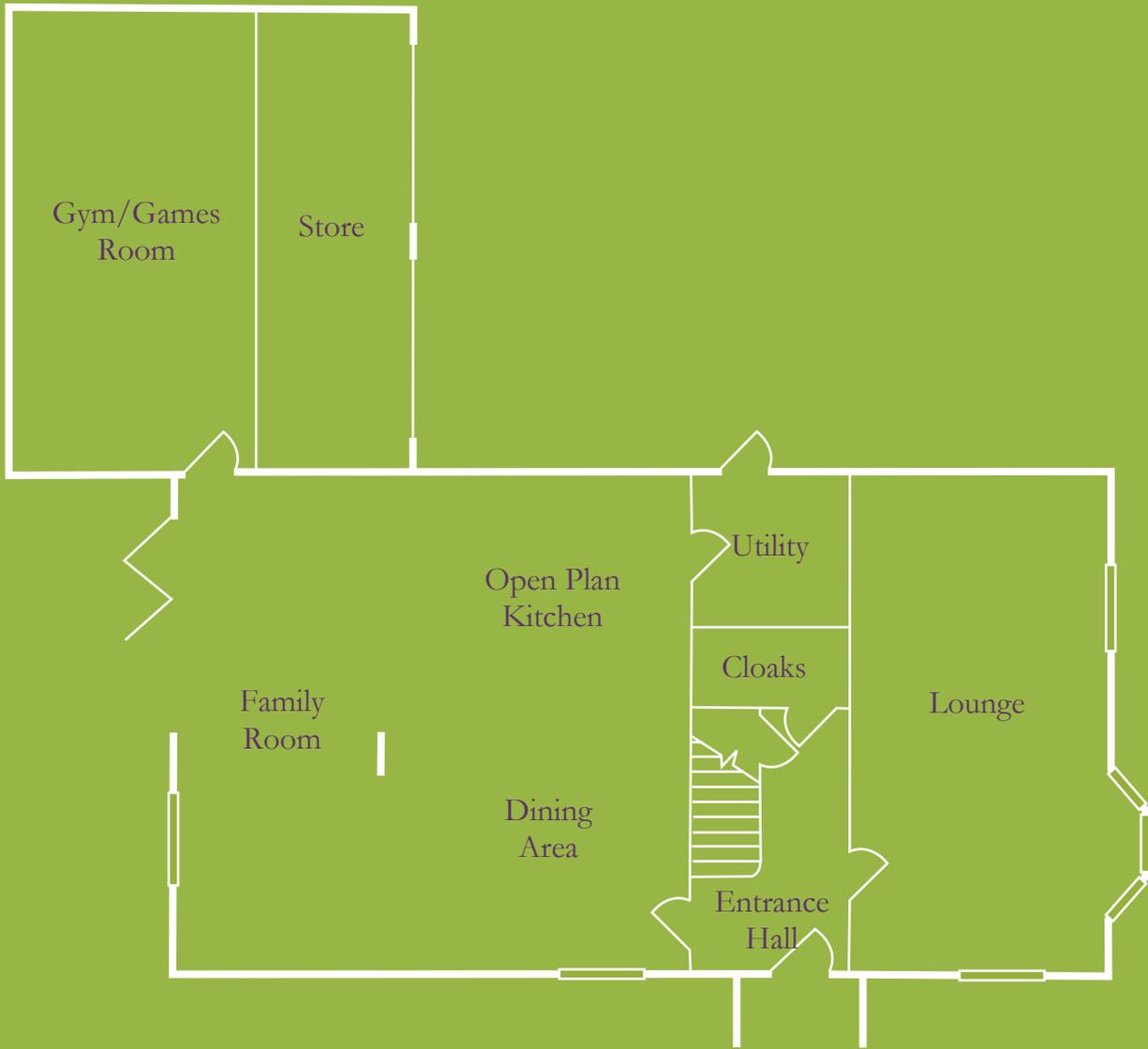
#### En Suite Bathroom

This superb en suite is fitted with a modern Roca white suite comprising pedestal wash basin, low level WC, bathtub and shower cubicle, with tiled floor, ceramic half tiling to walls, chrome towel rail, and obscured windows to the front and side











### Outside

To the rear of the property is driveway parking providing parking for four vehicles comfortably and giving access to the garage store

**Storage Room** 6.15 x 1.78m (approx 20'2 x 5'10)

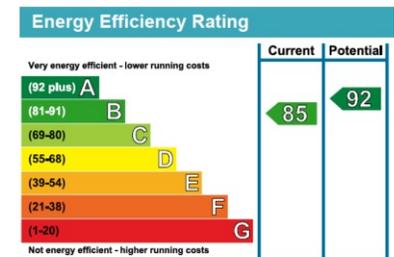
Having twin up and over entrance doors, light and power points

### Rear Garden

Enclosed by a fenced and walled boundary is a paved patio area with the rest of the garden being laid to lawn

### Directional Note

From Barton Marina, turn left onto Station Road and proceed through the village. At The Three Horseshoes pub, turn left onto Efflinch Lane. Turn into the Barton Manor development on your left hand side around half a mile down Efflinch lane, the property will be straight ahead



**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.