



25 Sutton Crescent, Barton under Needwood DE13 8FE

 Parker
Hall

Enjoying an open aspect to the rear is this immaculately presented detached family home, benefitting from spacious and well proportioned interiors, four good sized bedrooms and a highly sought after John Taylor School 'Outstanding' catchment area. Enjoying prime position on the modern development of Barton Manor, this spacious family home briefly comprises generous lounge, open plan dining kitchen, utility and cloakroom to the ground floor, with four bedrooms, a master en suite and a family bathroom to the first floor. Outside, there is parking and a single garage to the front aspect and beautifully landscaped gardens are laid to the rear enjoying an open aspect onto a school playing field. Completed in 2015, the property retains around five years NHBC guarantee and is serviced by mains gas central heating and full double glazing.

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, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free School also lies conveniently nearby in the local village of Tatenhill. 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.



- Attractive Detached Home
- Spacious Family Interiors
- Popular Modern Development
- Lounge & Dining Kitchen
- Utility, Cloakroom & Reception Hall
- Four Good Sized Bedrooms
- Master En Suite & Bathroom
- Landscaped Gardens
- Open Aspect to Rear
- Parking & Single Garage
- CCTV to all entrances
- 5 Years NHBC Warranty
- Outstanding School Catchment

The composite front door opens into:

Reception Hall

A spacious welcome to this attractive family home, having tiled flooring, stairs rising to the first floor, fitted storage and doors opening into:

Lounge 5.63 x 3.17m (approx 18'5 x 10'4)

A spacious reception room having bay window to the front aspect with bespoke fitted shutters and a contemporary electric remote controlled fire

Dining Kitchen 7.91 x 3.33m (approx 25'11 x 10'10)

This spacious open plan dining kitchen comprises a comprehensively fitted kitchen and spacious formal dining area. The kitchen is fitted with a range of cream wall and base units having complementary worktops over housing inset sink with side drainer and a range of integral appliances including dishwasher, fridge, freezer, double oven, induction hob and extractor hood. Tiled flooring extends into the spacious **Dining Area** where there are double doors out to the gardens and a door from the **Kitchen** opens into:

Utility 1.64 x 1.55m (approx 5'4 x 5'0)

Fitted with wall and base units housing inset sink with side drainer and a integral washer/dryer, with tiled flooring and a door out to the gardens. The Ideal boiler is housed in here

Cloakroom

Fitted with wash basin set to vanity unit and WC, with tiled flooring and tiled splash backs





Stairs rise from the **Reception Hall** to the first floor **Landing**, having loft access point and doors opening into:

Master Bedroom 4.36 x 3.95m (approx 14'3 x 12'1)
A superb master suite having windows to the front with fitted shutters, a large fitted double wardrobe and private use of:

En Suite 1.96 x 1.67m (approx 6'5 x 5'5)
Comprising an upgraded suite having wash basin set to vanity unit, WC and shower, with tiled flooring, half tiling to walls and an obscured window to the front aspect

Bedroom Two 4.06 x 2.63m (approx 13'4 x 8'7)
Another good sized bedroom having window to

the rear

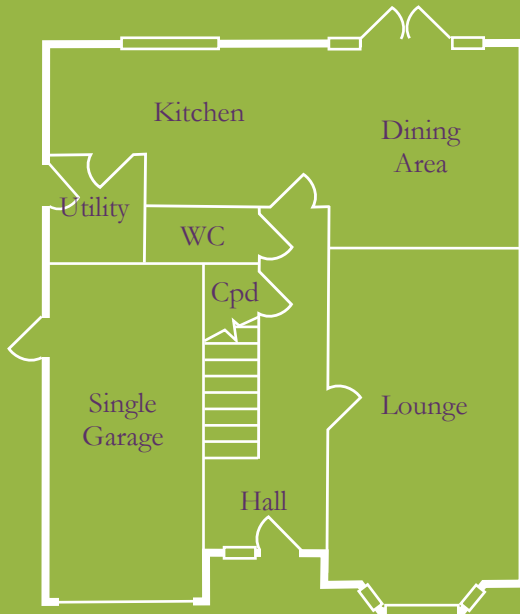
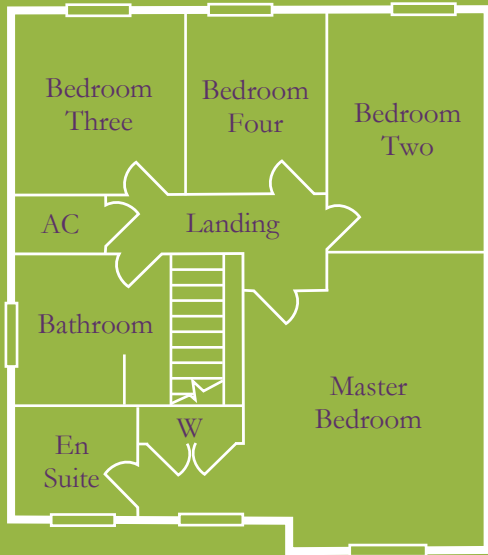
Bedroom Three 3.03 x 2.78m (approx 9'11 x 9'1)
Another double room having window to the rear aspect

Bedroom Four 3.04 x 2.35m (approx 9'11 x 7'8)
Having a window to the rear with pleasant views

over the school playing field

Bathroom 2.57 x 1.95m (approx 8'5 x 6'4)
A modern suite comprises pedestal wash basin, WC, bathtub and separate shower, with tiled flooring, half tiling to walls and an obscured window to the side

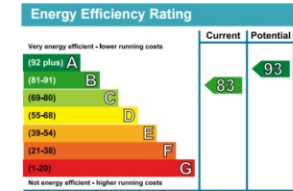




Outside

The property lies on a popular modern development in Barton under Needwood, being within walking distance of the superb range of amenities and schools the village has to offer. To the front aspect, the property benefits from parking for two vehicles and well tended gardens, we as as access into the **Single Garage**. Gated access to the side leads to the rear garden

The **Landscaped Rear Gardens** have been beautifully designed to create a low maintenance entertaining space laid to a paved terrace, artificial lawns and mature trees. There are fittings for a hot tub (existing hot tub as negotiation) and the garden backs onto an open playing field belonging to Thomas Russell school. The property benefits from 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.