



147 Efflinch Lane, Barton under Needwood, DE13 8EY



A charming character cottage set in the desirable village of Barton under Needwood, benefitting from a wealth character, four double bedrooms and superb outside space including parking and a landscaped rear garden. Set a short walk from the centre of this popular village and enjoying a superb school catchment area, this individual semi detached home has been developed and upgraded throughout the years with improvements to include new UPVC windows in 2018 and Extended living accommodation and the recent conversion of a detached garage to create two additional double bedrooms. The interiors comprise briefly entrance hall, dining kitchen, spacious lounge, utility and cloakroom to the ground floor, with two double bedrooms and a shower room to the first floor. Also to the ground floor are two further double bedrooms. Outside, a tarmac driveway provides parking for around three

vehicles and the rear gardens enjoy much privacy and have been beautifully landscaped.

Set on the prestigious Efflinch Lane, the cottage is just minutes walk from the heart of the village where a superb array of amenities can be found. Centred around the character high street are coffee shops, traditional pubs, gift shops, a post office, newsagents, Co-Op 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, all of which are well within a decent walk from the property. The village is ideally placed for travel on the A38, A50 and M6 Toll, direct rail links to Birmingham and London can be found in Lichfield and the International Airports of Birmingham and East Midlands are both within a 40 minute drive.

- Individual Character Cottage
- Desirable Village Location
- Sitting Room & Dining Kitchen
- Cloakroom & Utility
- Four Double Bedrooms & Shower Room
- Beautifully Landscaped Garden
- Parking for Three Vehicles
- Outstanding School Catchment
- Potential to Extend (STPP)
- Mains Gas Central Heating
- New UPVC Windows in 2018

#### Entrance Hall

With oak flooring and windows to two sides, the hallway has double doors opening into:

#### Dining Kitchen 7.22 x 2.31m (approx 23'8 x 7'6)

A spacious dual aspect room having windows to the side and rear and oak flooring throughout. The kitchen is fitted with a range of cream wall and base units with butcher block wood worktops over, housing an inset ceramic Butler sink and an integral oven and gas hob with extractor hood above. An opening leads into a useful extension of the kitchen used as a walk in **Pantry**, housing spaces for an American fridge freezer and microwave and having a window to the rear. The dining area opens into:

#### Sitting Room 6.01 x 3.85m (approx 19'8 x 12'7)

A well presented reception room having windows to the front and rear, stairs rising to the first floor, oak flooring and a wood burning stove with lined chimney set to character fireplace

A door from the kitchen opens to a covered walkway leading to the garden and having a door to the front driveway and a second door into two bedrooms and:

#### Utility 2.9 x 1.55m (approx 9'6 x 5'1)

Fitted with base units housing an inset sink and spaces for appliances including washer, dryer and fridge freezer. The utility has a window to the rear and tiling to splash backs

#### Cloakroom

A door opens from the **Office** to the WC, having an obscured window to the side



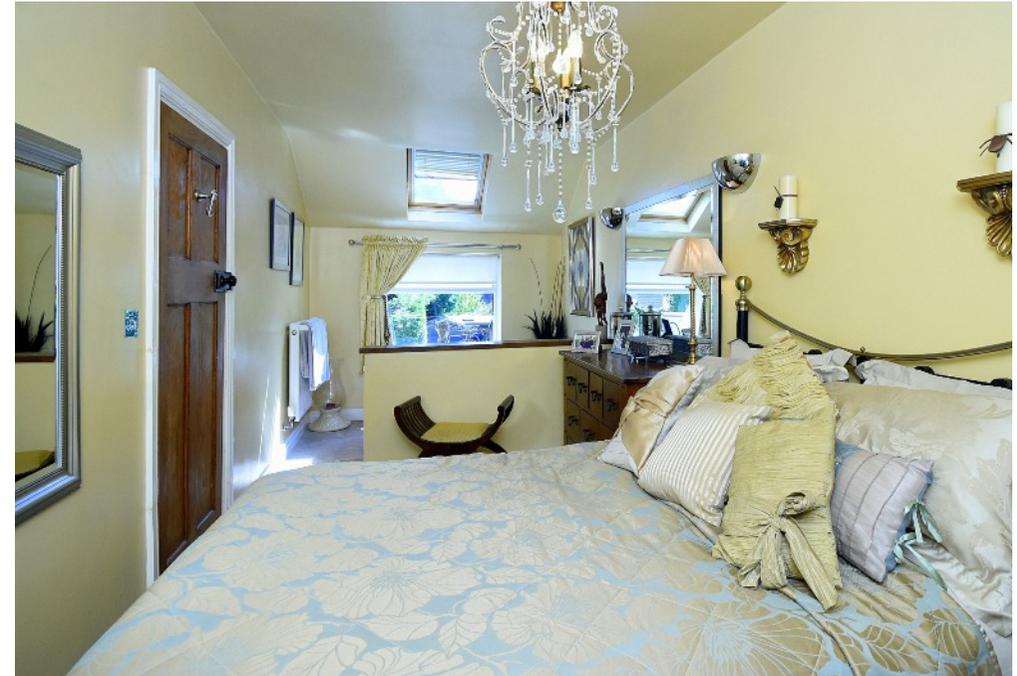


Stairs rise from the **Lounge** to the first floor landing, having loft access point and doors off into:

**Master Bedroom** 5.68 x 2.37m (approx 18'7 x 7'9)  
A spacious principal bedroom having window to the front and a partition separating the bedroom from a feature claw foot bathtub, having window to the rear,

skylight above and tiled flooring

**Bedroom Two** 3.63 x 2.92m (approx 11'10 x 9'7)  
Another double bedroom fitted with a range of wardrobes, storage and shelving, having a window to the front aspect



**Shower Room** 2.87 x 2.23m (approx 9'4 x 7'3)  
Comprising fitted wash basin, WC and corner shower, with tiled flooring, a chrome heated towel rail, fitted shelving and storage, vaulted ceiling With beams and a window to the rear

From the side walkway a door opens into:

**Bedroom Three** 3.82 x 2.4m (approx 12'6 x 7'10)  
With a door to the side and access to the **WC** and the **Utility**, which is ideal for conversion into a bathroom

**Bedroom Four** 3.51 x 2.3m (approx 11'6 x 7'6)  
Having a window to the side and fitted wardrobes

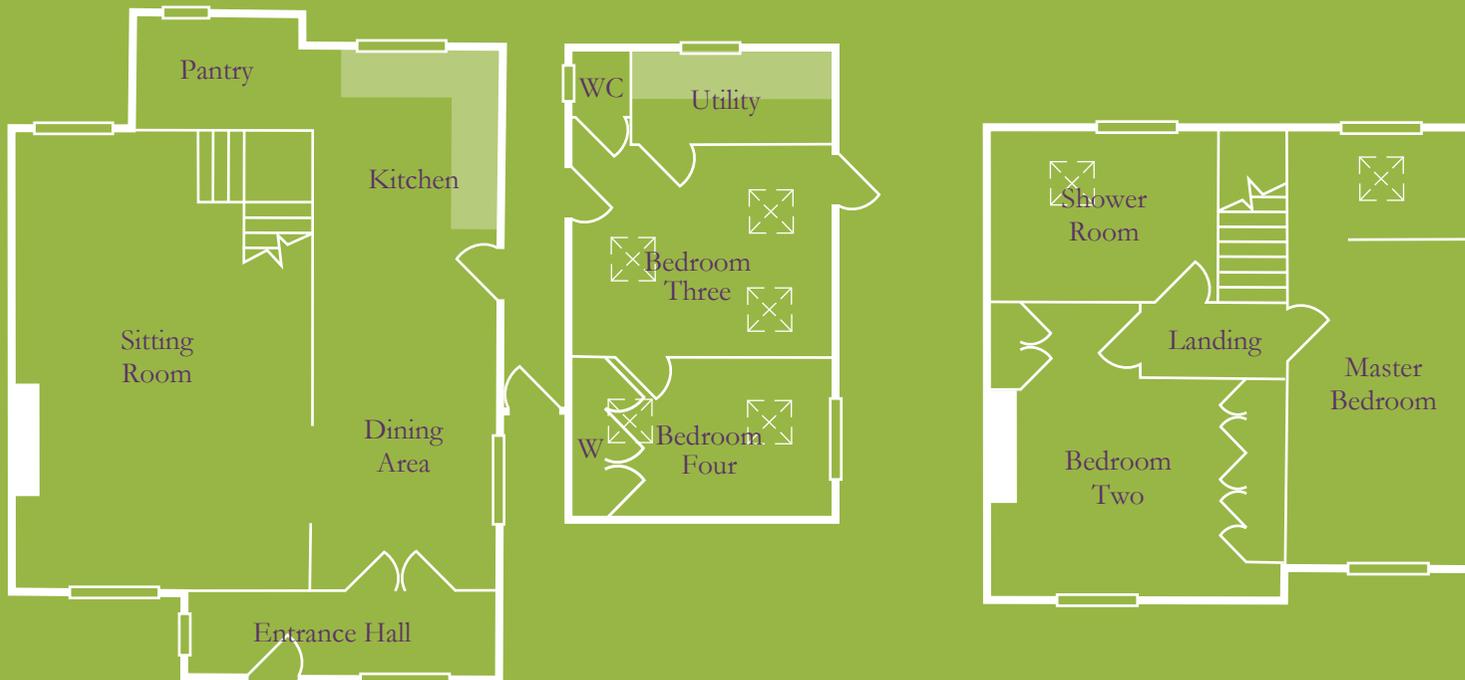




The cottage is set back from Efflinch Lane, having a courtyard garden leading to the front door and a second door opening to a passageway leading to the rear garden. There is a tarmac driveway providing parking for around three vehicles and there is potential to convert the office back into a garage if required

### Landscaped Garden

Having been recently and immaculately landscaped, the Mediterranean style rear garden is laid to a paved terrace, raised borders and a covered seating area, all enjoying an excellent degree of sunlight and privacy. The garden features an exterior water point and lighting. **Please Note:** there is a right of way for one neighbour across the garden



**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.