



12 Sutton Crescent, Barton under Needwood, DE13 8FE



A beautifully presented detached family home set within the popular Barton Manor development, benefitting from a generous corner plot position, four good sized bedrooms and an 'Outstanding' school catchment area. Enjoying a south facing garden, this contemporary detached home retains around 5 years of the NHBC warranty and offers an ideal base for any growing family looking to be part of this popular village location. The interiors comprise briefly entrance hall, two reception rooms, breakfast kitchen, utility, playroom/study and cloakroom to the ground floor, with four bedrooms accessed off a part galleried landing serviced by a master en suite and family bathroom. Outside, there is off street parking for three vehicles to the fore of a detached single garage and the landscaped south facing rear garden offers an attractive secluded space for outdoor entertaining. The property benefits from 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.



- Beautifully Presented Detached Home
- 'Outstanding' School Catchment
- 5 Years NHBC Warranty
- Two Reception Rooms & Playroom
- Dining Kitchen with Integral Appliances
- Utility & Cloakroom
- Four Bedrooms (Three Doubles)
- Master En Suite & Bathroom
- South Facing Rear Garden
- Single Garage & Parking
- John Taylor School Catchment

#### Entrance Hall

An attractive welcome to this family home, having upgraded flooring, stairs rising to the first floor and doors off into:

#### Lounge 4.86 x 3.72m (approx 15'11 x 12'2)

A spacious reception room having a bay window to the side and a useful storage cupboard

#### Dining Room 3.16 x 2.77m (approx 10'4 x 9'0)

Another well presented living space having a bay window to the front

#### Upgraded Breakfast Kitchen 4.77 x 3.06m (approx 15'7 x 10'0)

The kitchen comprises a range of upgraded gloss wall and base units with complementary worktops over, housing inset one and a half sink with side drainer and integral appliances including oven, dishwasher, fridge, freezer and gas hob. The kitchen has a window to the rear and upgraded tiled flooring extends into the dining area where French doors lead out to the south facing gardens. A door opens into:

#### Utility 1.81 x 1.7m (approx 5'11 x 5'6)

Fitted with base units coordinating with those of the kitchen housing an inset sink with side drainer and spaces for both a washing machine and tumble dryer. The wall mounted boiler is housed in here and the utility has a window to the front aspect, a door out to the rear gardens and tiled flooring

#### Playroom 2.45, 1.41 x 2.75m (approx 8'0, 4'7 x 9'0)

Ideal as a home office or playroom, having a window to the front





Stairs rise to the first floor part galleried **Landing**, having loft access point, airing cupboard housing the water cylinder, a window to the rear and doors off into:

**Master Bedroom** 3.84 x 2.89m (approx 12'7 x 9'5)  
A spacious double room having windows to the rear

aspect, fitted wardrobes and private use of:

**En Suite** 1.98 x 1.8m (approx 6'6 x 5'10)  
Comprising a modern suite having pedestal wash basin, low level WC and shower cubicle, with tiled flooring, tiled splash backs, a chrome heated towel rail and obscured windows to two sides



**Bedroom Two** 3.43 x 3.15m (approx 11'3 x 10'4)  
Having window to the side aspect

**Bedroom Three** 3.02 x 2.77m (approx 9'10 x 9'0)  
A third double room having window to the front

**Bedroom Four** 3.35 x 1.86m (approx 1'0 x 6'1)  
With a window to the side

**Bathroom** 2.29 x 1.77m (approx 7'6 x 5'9)  
Comprising pedestal wash basin, WC and bathtub, with tiled flooring, tiling to splash backs, a chrome heated towel rail and an obscured window to the front



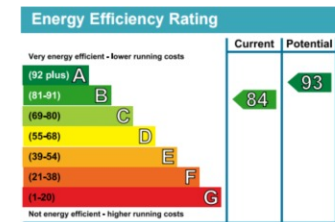
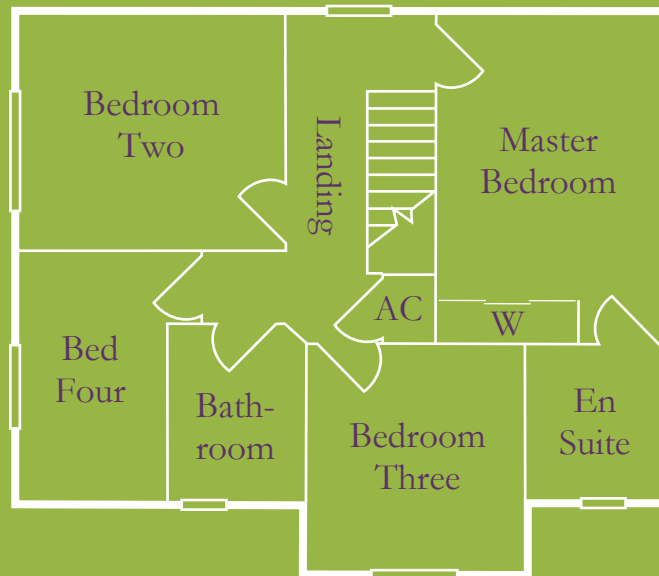
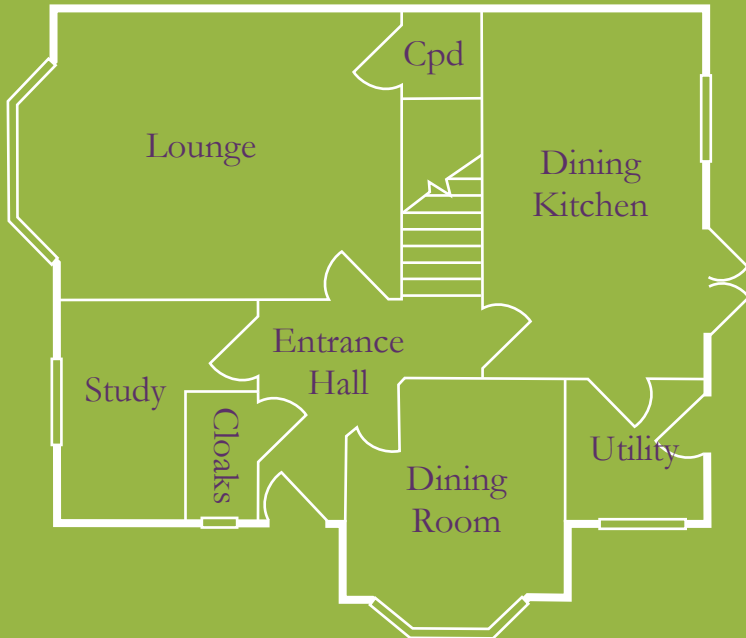


**Outside**

The property sits on a corner plot on this popular development having gardens to two sides and a storm porch leading to the front door. A private driveway provides parking for three vehicles as well as access into the **Detached Single Garage**, which has lighting and a manual up and over door

**South Facing Gardens**

The rear garden is securely enclosed and is laid to a paved patio and lawns edged with walled and fenced boundaries. There is gated access out to the driveway and to the rear of the garage is an area ideal to house a garden shed. There is exterior lighting and a water point and the garden enjoys a good amount of privacy



**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.