



40 Meadow Rise, Barton under Needwood, DE13 8DT

Set on the desirable cul de sac of Meadow Rise is this well presented family home, benefiting from extended and remodelled family interiors, five bedrooms and landscaped gardens. Set just minutes walk from Barton under Needwood's 'Outstanding' rated schools, this well maintained family home has received recent upgrades to include a refitted kitchen, a new boiler and heating system including radiators and the installation of Solar Panels. The interiors comprise briefly reception hall, open plan dining kitchen, two reception rooms, study/potential bedroom, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a family bathroom. The master bedroom benefits from a private en suite and a loft conversion provides a fifth bedroom. Outside, there is ample parking to the front aspect and beautifully landscaped gardens are laid to the rear benefitting from an open aspect and a high degree of privacy.

There plenty of exterior storage and there is an bespoke terrace with fitted storage, power and lighting.

Barton under Needwood is home to an excellent array of pubs, gift shops, village stores and further everyday amenities including the village hall, post office and Holland Sports Club. As a village well catered to family life there are a number of sporting events held at the Sports Club and Village Hall including tennis, football, cricket and rugby clubs. There are rural walks available nearby across the Dunstall Estate and the village is home to Ofsted rated Outstanding schools including the Thomas Russell Junior School and John Taylor High. The village is well placed for access to the A38, Lichfield provides direct rail links to London in 80 minutes and the International Airports of Birmingham and East Midlands are both within an easy drive.



- Attractive Family Home in Popular Village
- Extended & Versatile Interiors
- Peaceful Cul de Sac Location
- Open Plan Dining Kitchen
- Two Reception Rooms
- Study/Ground Floor Bedroom
- Utility, Cloakroom & Reception Hall
- Five Bedrooms, En Suite & Bathroom
- Landscaped Garden & Ample Parking
- 3 KW Solar Panels
- 'Outstanding' School Catchment

provides space to extend the kitchen if required. The dining area feature sliding doors out to the rear gardens and a door into:

**Lounge** 5.31 x 3.76m (approx 17'5 x 12'4)

A spacious reception room having fitted storage units and a window to the rear aspect. A door opens into the **Reception Hall**

**Sitting Room** 4.84 x 2.74m (approx 15'10 x 9'0)

An ideal playroom or teenagers lounge, having fitted storage and a window to the front

**Utility** 4.48 x 2.16m (approx 14'8 x 7'0)

Fitted with wall and base units housing an inset sink with side drainer and spaces for appliances including washing machine, tumble dryer and fridge freezer. A door opens to the **Garden Store** and:

**Study/Bedroom** 3.47 x 2.55m (approx 11'4 x 8'4)

Ideal as a ground floor bedroom, having a window to the front aspect

**Cloakroom**

Comprising wash basin set to vanity unit and WC, with an obscured window to the front

**Reception Hall** 4.34 x 1.89m (approx 14'2 x 6'2)  
Stairs rise to the first floor and doors open into:

**Open Plan Family Dining Kitchen** 7.94 x 3.45, 2.66m (approx 26'0 x 11'3, 8'8)

Refitted around 5 years ago, this open plan space comprises a comprehensively fitted kitchen and formal dining area. The kitchen is fitted with a range of white wall and base units housing an inset one and a half sink, space for an American fridge freezer and integral appliances including dishwasher, Neff induction hob and Neff double oven. There are windows to two sides, a door opening out to the side where a paved terrace





Stairs rise from the **Reception Hall** to the **First Floor Landing** where doors open into:

**Master Bedroom** 4.31 x 3.14m (approx 14'1 x 10'3)  
A spacious double room having window to the front aspect and a bespoke range of fitted wardrobes and storage. Opening into:

**En Suite** 2.01 x 1.67m (approx 6'7 x 5'5)  
Comprising a modern suite having wash basin set

to vanity unit, WC and corner shower

**Bedroom Two** 3.76 x 3.5m (approx 12'3 x 11'5)  
Another good sized double room having window to the rear aspect and a walk in **Dressing Room** with fitted hanging space

**Bedroom Four** 3.46 x 2.69m (approx 11'4 x 8'9)  
With a window to the rear and two double fitted

wardrobes

**Bedroom Five** 2.44 x 1.93m (approx 8'0 x 6'4)  
Currently used as a dressing room, having a window to the front and a fitted cupboard

**Family Bathroom** 3.1 x 1.48m (approx 10'1 x 4'10)  
fitted with a modern suite having wash basin set to vanity unit, WC, double shower and double ended

bathtub, with tiled flooring, an obscured window to the side and a chrome heated towel rail

**Loft/Bedroom** 7.14 x 3.03m (approx 23'5 x 9'11)  
A door opens from the landing to a paddle staircase rising to this converted loftspace, having a window to the side, recessed wardrobe hanging space, fitted eaves storage and a skylight. Please note this room has restricted headheight



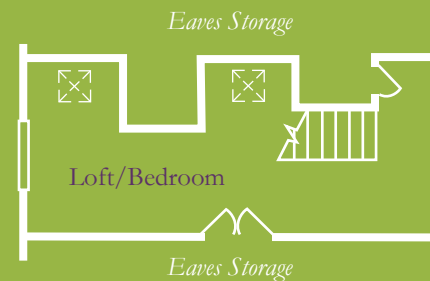
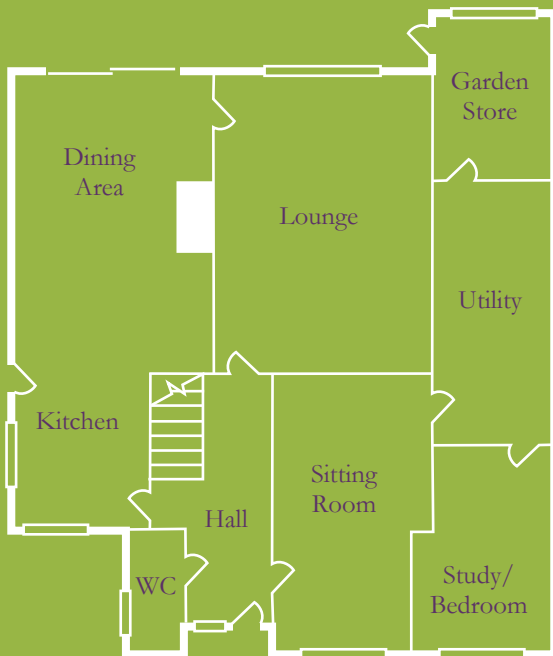
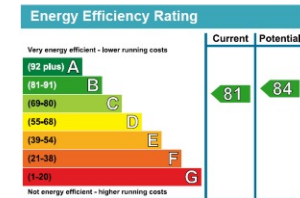


The property is set on a generous plot back from the road where a tarmac driveway provides parking for a number of vehicles. There are well tended gardens and gated access to the side leads to the rear. The paved terrace to the side provides space to extend the kitchen if required

### Landscaped Gardens

The rear garden is laid to a paved terrace, lawns, a deck and a bespoke built summer house with **Shed 3.2 x 2.01m** (approx 10'5 x 6'7") to the rear. The garden is fully enclosed, has an exterior water point and benefits from an open aspect to the rear and plenty of privacy

**Garden Store 2.91 x 2.37m** (approx 9'6 x 7'9")  
 With power, lighting, and a window 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.