



7 Needwood Park, Barton under Needwood, DE13 8PA

 Parker
Hall

Set on the exclusive cul de sac of Needwood Park is this executive detached village home, benefitting from three reception rooms plus study and conservatory, six spacious bedrooms and a good sized plot including secluded gardens, a double garage and ample parking. Set towards the end of this desirable cul de sac, this well presented detached family home is laid to deceptively spacious interiors extending over three floors and comprising grand reception hall, three reception rooms plus study and conservatory, open plan dining kitchen, utility and cloakroom to the ground floor, with four excellent double bedrooms to the first floor and two additional bedrooms to

the second floor. A modern bathroom and master en suite service the bedrooms, and the sixth bedroom is ideal for conversion into an additional bathroom. Outside, the property benefits from secluded rear gardens, parking for a number of vehicles and a detached double garage and this attractive home 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, offers a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental

practice and a stunning Tudor church. Holland Sports club is a few minutes' walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School. 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.

- Executive Detached Home
- Exclusive Cul de Sac Location
- Oversized Family Accommodation
- Three Reception Rooms
- Open Plan Dining Kitchen
- Conservatory & Study
- Reception Hall & Cloakroom
- Six Spacious Bedrooms
- Master En Suite & Family Bathroom
- Double Garage & Parking
- Secluded Gardens with Hot Tub
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel



A recessed **Porch** opens into:

Grand Reception Hall

A spacious welcome to this family home having staircase rising to the first floor and doors opening into:

Family Room 3.96 x 3.59m (approx 13'0 x 11'9)

A spacious reception room having bay window to the front aspect

Lounge 5.97 x 3.59m (approx 19'7 x 11'9)

Another superb reception room having a window to the side, a traditional gas fireplace and double doors opening into:

Conservatory 3.71 x 3.06m (approx 12'2 x 10'0)

With windows to the rear and side, double doors out to the gardens and tiled flooring

Open Plan Dining Kitchen 5.98 x 3.96m (approx 19'7 x 13'0)

Another generous living space having a dining area with double doors out to the gardens and a fitted kitchen comprising a range of oak wall and base units housing inset sink with side drainer and integral appliances including dishwasher, double oven, electric hob, fridge and freezer. Tiled flooring extends throughout and the kitchen has a window to the rear and a door into:

Utility 2.24 x 1.86m (approx 7'4 x 6'1)

With fitted base units housing an inset Belfast sink and a range of full height fitted storage housing spaces for s washing machine, tumble dryer and fridge. The utility has tiled flooring and a door out to the side aspect

Study 3.54 x 2.44m (approx 11'7 x 8'0)

A useful home office having a window to the front aspect

Cloakroom

Fitted with wash basin and WC, with an obscured window to the side





A galleried staircase rises to the **First Floor Landing**, where doors open into the **Airing Cupboard** and:

Master Bedroom 4.67 x 3.59m (approx 15'4 x 11'9)

A spacious principal bedroom having two double fitted wardrobes, a window to the front aspect and private use of:

En Suite 3.35 x 2.16m (approx 11'0 x 7'1)

Fitted with a contemporary suite having wash basin set to vanity unit, WC and oversized walk in shower, with tiled flooring, tiling to walls, two heated towel rails and an obscured window to the front

Bedroom Two 3.96 x 3.59m (approx 13'0 x 11'9)

Having two double fitted wardrobes and a window to the rear

Bedroom Three 3.96 x 3.39m (approx 13'0 x 11'1)

Another double room having window to the rear

Bedroom Four 3.54 x 3.51m (approx 11'7 x 11'6)

With a window to the front aspect and a large fitted cupboard

Family Bathroom 3.96 x 2.64m (approx 13'0 x 11'1)

Another contemporary bathroom suite comprising wash basin set to pedestal wash basin, WC, double shower and double ended bathtub, with an obscured window to the rear, heated towel rail, tiled flooring and tiling to walls

Stairs continue to the **Second Floor Landing** where there is access to eaves storage and doors open into:

Bedroom Five 6.1 x 4.75m (approx 20'0 x 15'7)

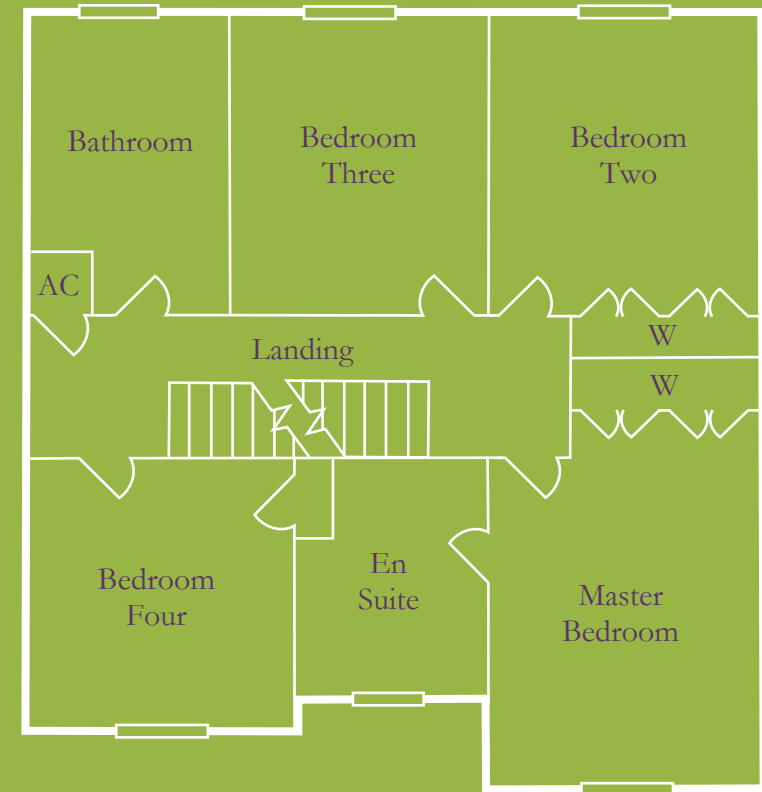
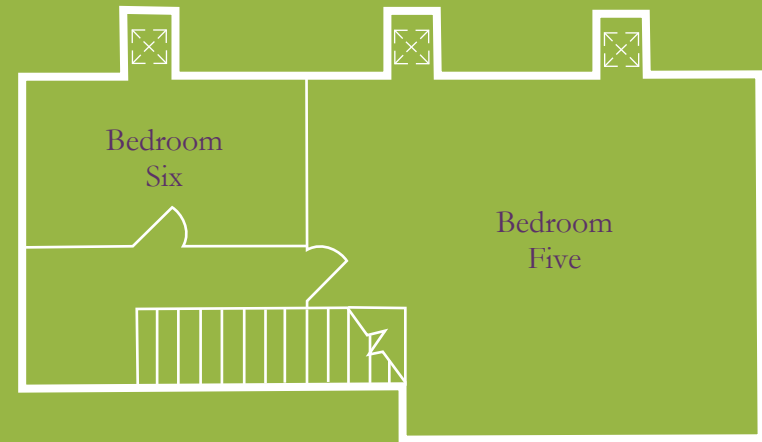
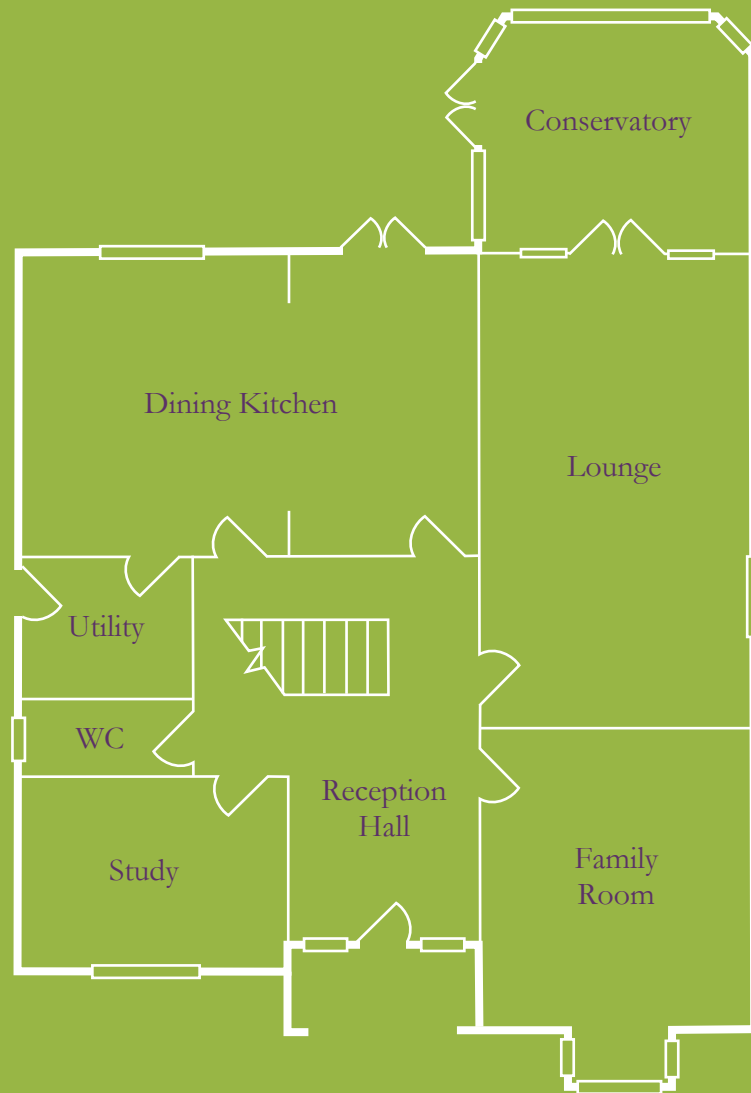
Currently used as a gym, this generous second floor bedroom is ideal for conversion into a master suite or for use as a games room or studio, having skylights to the rear aspect

Bedroom Six 3.72 x 2.24m (approx 12'2 x 7'4)

Being ideal for conversion into another bathroom, having a skylight to the rear aspect









Outside

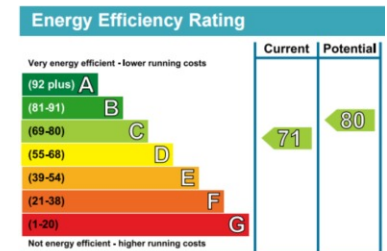
The property is set on the desirable cul de sac of Needwood Park, an exclusive development home to a collection of executive family homes. To the front aspect there is a private drive providing parking for a number of vehicles and a wide gated access allows for vehicular parking to the side

Double Garage 5.78 x 5.33m (approx 19'0 x 17'6)

With twin electric entrance doors, power, lighting and storage to the eaves

Gardens

Set to the rear aspect is a well tended garden enjoying much privacy to all sides. A deck terrace housing a hot tub (included in the sale) leads onto lawns edged with mature hedges and there is 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.