



17 Meadow Rise, Barton under Needwood, DE13 8DT

 Parker
Hall

Set on a desirable cul de sac in Barton under Needwood is this well presented detached family home, benefitting from four bedrooms, a quality fitted kitchen and an Outstanding rated school catchment area. Enjoying a peaceful position on the lane and modern fittings throughout, this attractive detached home comprises versatile and well proportioned family interiors comprising briefly reception hall, two reception rooms, bespoke breakfast kitchen with granite worktops, utility and cloakroom to the ground floor, with four bedrooms (three doubles) to the first floor serviced by an en suite bathroom and family shower room. Outside, the low maintenance rear garden features a bespoke built summer house and there is parking and a garage store to the front aspect. The property is serviced by mains gas central heating via a boiler refitted in 2019 and double

glazing throughout.

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. Well placed for access to the A38, local towns and cities within easy reach include Burton on Trent, Lichfield, Derby and Birmingham. Lichfield also provides direct rail links to London in 80 minutes.

- Attractive Detached Family Home
- Outstanding School Catchment
- Two Spacious Reception Rooms
- Quality Breakfast Kitchen
- Utility & Garage Store
- Reception Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- En Suite Bathroom & Shower Room
- Rear Garden with Summer House
- Off Road Parking
- Walking Distance to Village Centre
- Well Placed for Commuter Routes & Rail Travel

Reception Hall

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

Lounge 4.69 x 3.77m (approx 15'5 x 12'4)

A good sized reception room having bay window to the front and an ornate granite fireplace housing gas living flame fire

Breakfast Kitchen 4.64 x 3.5m (approx 15'3 x 11'6)

Comprising a range of quality wall and base units

with granite worktops over, housing double inset sink, an integral dishwasher and recess housing a Rangemaster cooker. The worktops extend to one side to create a breakfast bar and the kitchen has windows and door to the rear and further doors into the Utility and:

Family Room 5.36 x 3.27m (approx 17'7 x 10'9)

Currently used as a dual living and dining room, this generous reception room has windows to two sides

Utility

Housing full height units coordinating with those of the kitchen and spaces for a washing machine, tumble dryer and fridge freezer. Doors open to a Store with up and over entrance door to the front aspect and into:

Cloakroom

Fitted with vanity wash basin and WC and having an obscured window to the front





Stairs rise to the **First Floor Landing** where there is a loft access point with drop down ladder and doors open into the **Airing Cupboard** and:

Master Bedroom 4.6 x 3.04m (approx 15'1 x 10'0)
With a window to the front aspect and private use of:

En Suite Bathroom

Comprising a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled splash backs, a heated towel rail and an obscured window to the rear

Bedroom Two 3.71 x 3.66m (approx 12'2 x 12'0)
With a window to the front aspect

Bedroom Three 3.32 x 2.71m (approx 10'11 x 8'11)
A third double bedroom having window to the rear aspect

Bedroom Four/Study 2.83 x 2.0m (approx 9'3 x 6'7)
With a window to the front, fitted storage and mirror fronted fitted wardrobes

Shower Room

Fitted with wash basin set to vanity unit, WC and double shower, with tiled splash backs, a heated towel rail and an obscured window to the rear



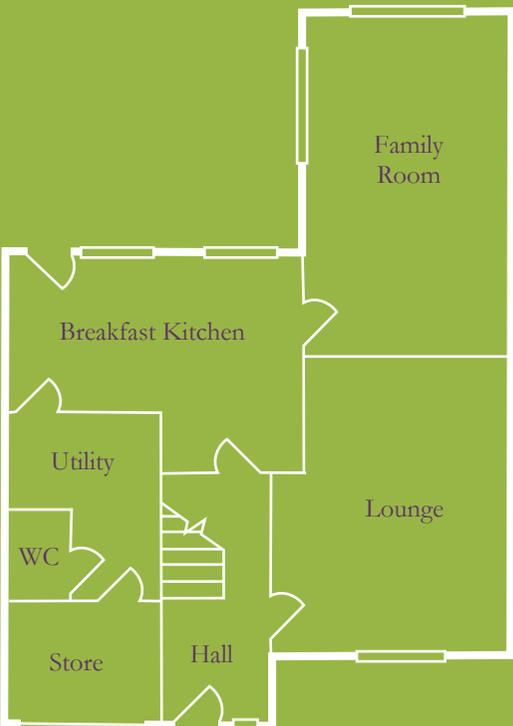
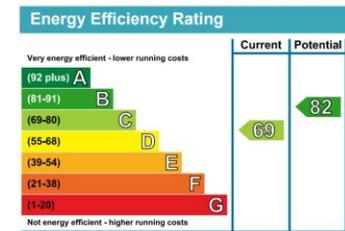


Outside

The property is set on a side road off the popular cul de sac of Meadow Rise. To the front aspect there is a block paved driveway and gated access to the side leads to the rear garden

Gardens

To the rear is a courtyard style garden enjoying an excellent degree of privacy and being laid to a paved terrace, large deck and borders edged with neatly stocked borders. A bespoke built and insulated **Summer House** features power, lighting and a wood burning stove and the garden 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.