



43 Meadow Rise, Barton under Needwood, DE13 8DT

 Parker  
Hall



A well presented detached family home benefitting from two generous reception rooms, four double bedrooms and a superb position within the desirable village of Barton under Needwood. Enjoying well presented interiors including an open plan family dining kitchen, this attractive family home has been well maintained throughout by the current vendors with upgrades to a replaced boiler in 2015 and modern fittings to the en suite and bathroom. The four excellent double bedrooms are serviced by a master en suite and family bathroom and the property benefits from a single garage, parking for a number of vehicles and gardens enjoying an excellent degree of privacy to the rear.

Meadow Rise is a highly desirable location within this popular village due to its close proximity to the superb array of amenities Barton under Needwood has to offer. Centred around the character high street are coffee shops, traditional pubs, gift shops, a post office, newsagents, local 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. Burton on Trent is located 6 miles away and the Cathedral City of Lichfield is 10 miles away. The village is also ideally placed for travel on the A38 and A50.

- Attractive Detached Family Home
- Beautifully Presented Interiors
- Desirable Village Location
- Two Spacious Reception Rooms
- Open Plan Family Dining Kitchen
- Four Excellent Double Bedrooms
- Master En Suite & Bathroom
- Well Tended Rear Gardens
- Single Garage & Parking
- Popular Cul de Sac Location
- John Taylor School Catchment
- Full Double Glazing
- Mains Gas Central Heating

#### Entrance Hall

The composite front door opens into the hall, having staircase rising to the first floor and doors opening into:

**Sitting Room/Playroom** 4.81 x 2.45m (approx 15'9" x 9'0")

A useful reception room having bay window to the front aspect

**Lounge** 5.13 x 3.76m (approx 16'10" x 12'4")

Another spacious living room having sliding doors opening out to the gardens and a traditional gas fireplace set to tiled hearth with beam surround and lintel, double doors open into:

**Family Dining Kitchen** 7.98 x 3.02m (approx 26'2" x 9'10")

An attractive and generous open plan kitchen comprising a dining area with French doors out to the gardens and a bespoke fitted kitchen. The kitchen comprises a range of contrasting solid wood base units with butcher block worktops over and wall mounted cupboard, having an inset Belfast sink, integral dishwasher, integral larder fridge and space for washing machine. A recess with feature glass splash backs houses space for a range cooker with granite worktops set above additional storage units and there is a door into a useful **Pantry** storage cupboard. The kitchen has tiled flooring, a window to the front, window to the side and door out to the gated courtyard. Please note, the dresser and range cooker are as separate negotiation in the sale

#### Cloakroom

Fitted with wash basin having tiled splash back and low level WC, with an obscured window to the side and fitted cloakroom cupboard







#### Landing

With access point rising to the partially boarded loft space (also housing the 2 year old combi boiler), double doors to the **Airing Cupboard** and doors to:

**Master Bedroom** 4.96 x 3.82m (approx 16'3 x 12'6)

A spacious principal bedroom having window to the front and fitted wardrobes. With private use of:

**En Suite** 1.97 x 1.63m (approx 6'5 x 5'4)

Fitted with a modern suite comprising wash basin and low level WC set to a Corian topped vanity unit providing fitted storage and a double shower cubicle fitted with power shower, having tiled flooring, tiling to walls and a heated towel rail

**Bedroom Two** 3.76 x 3.50m (approx 12'4 x 11'5)

Having window to the rear and fitted wardrobes

**Bedroom Three** 3.23 x 2.87m (approx 11'6 x 9'5)

Another spacious double room with a window to the rear, fitted wardrobes and fitted drawers

**Bedroom Four/Study** 3.45 x 2.49m (approx 11'3 x 8'2)

Ideal as a home office, nursery or fourth double bedroom, having window to the front aspect and a fitted cupboard

**Bathroom** 1.86 x 1.50m (approx 6'1 x 4'11)

Another modern suite comprising Corian wash basin set top vanity unit, low level WC and double ended bathtub with electric shower unit over, having tiled flooring, tiling to walls, chrome heated towel rail, and an obscured to the side







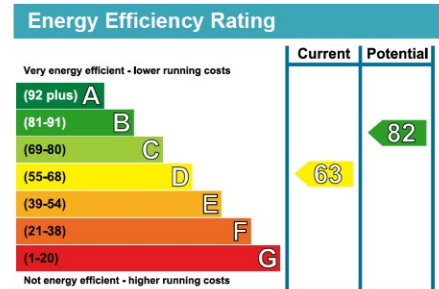
## Outside

A block paved driveway to the front aspect provides off street parking for a number of vehicles as well as access into the entrance hall. To the side of the property, double gates lead to a paved courtyard where there is access into:

**Single Garage** 5.55 x 2.68m (approx 18'2 x 8'9)  
Having power, lighting, courtesy door to the garden and a manual up and over door to the front

## Gardens

Well tended gardens lie to the rear aspect, laid to a paved terrace with steps rising to the shaped lawns edged with neatly maintained borders. The garden is enclosed by timber fencing and a character brick wall and provides a delightful space for outdoor entertaining



**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.

