



16 Sutton Crescent, Barton under Needwood, DE13 8FE



A beautifully presented two bedroom home set within the popular village of Barton under Needwood, presenting an ideal first time buy or investment opportunity. Benefiting from an upgraded finish and immaculate presentation, this attractive end terrace home comprises briefly spacious entrance hall, modern fitted kitchen, generous living and dining room and cloakroom to the ground floor, with two bedrooms and a family bathroom to the first floor. To the front aspect is a driveway providing parking for one vehicle and to the rear is a well tended garden with private access to the side. The property is freehold, is serviced by mains gas central heating and double glazing and retains a further 5 years of the NHBC warranty.

Barton Manor 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 about 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.

- Modern End Terrace Home
- Popular Modern Development
- Upgraded Finish
- Kitchen & Spacious Lounge
- Guest Cloakroom
- Two Bedrooms & Bathroom
- Front & Rear Gardens
- Off Street Parking
- 5 Years NHBC Warranty
- John Taylor School Catchment
- Ideal First Time Buy/Downsize/
Investment Property
- Sought After Village Location



Entrance Hall

A spacious reception to this well presented home, having tiled flooring, stairs rising to the first floor and an opening into:

Kitchen 2.56 x 2.4m (approx 8'4 x 7'10)

Fitted with a range of gloss wall and base units with complementary worktops and upstands over, housing inset one and a half sink with side drainer, space for a washing machine, plumbing for a dishwasher and integral appliances including induction hob, extractor hood, double oven, fridge and freezer. The kitchen has a window to the front aspect and tiled flooring

Lounge 4.16 x 3.57m (approx 13'8 x 11'8)

A well presented reception room housing space for a dining table and chairs, double doors out to the gardens and stairs rising to the first floor

Cloakroom

Fitted with pedestal wash basin and low level WC, having tiled flooring and ample space for storage of coats and shoes



Landing

With loft access point and doors off into a large fitted cupboard and:

Master Bedroom 3.59 x 3.33m (approx 11'9 x 10'10) – max measurements

A good sized principal bedroom having window to the rear aspect

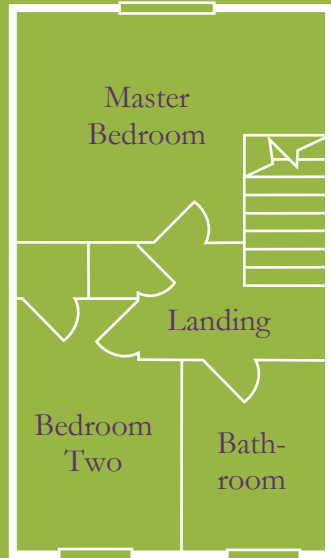
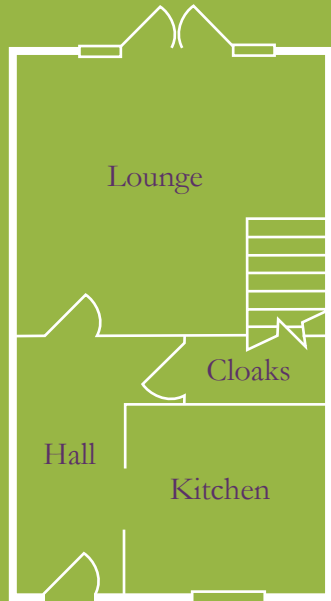
Bedroom Two 3.5 x 1.88m (approx 11'5 x 6'1)

With window to the front aspect and a large fitted wardrobe

Bathroom 2.42 x 1.61m (approx 7'11 x 5'3)

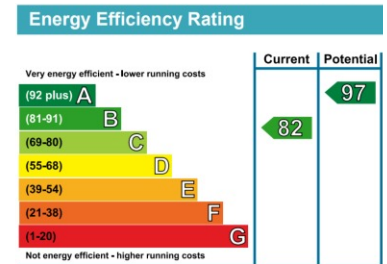
Comprising pedestal wash basin, low level WC and bathtub with shower over, having tiled flooring, tiling to splash backs and an obscured window to the rear





Outside & Gardens

The property is back from the lane with parking for one vehicle to a tarmac driveway the front aspect. There are well tended gardens to the side of the drive and gated access leads into the rear aspect. The rear gardens are laid to a paved patio and well tended lawns with borders to the perimeter



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.