



1 Arden Road, Barton under Needwood, DE13 8LD

 Parker
Hall

Set within the desirable village of Barton under Needwood is this beautifully presented semi detached home, benefitting from deceptively spacious interiors, four good sized bedrooms and immaculate south facing gardens. Having been extended and remodelled to a superb standard to create modern open plan living to suit any growing family, this attractive village home comprises interiors laid to entrance porch, reception hall, study, spacious lounge, impressive open plan dining kitchen with family room, utility and cloakroom to the ground floor, with four bedrooms (three doubles) to the first floor serviced by a master en suite bathroom and

family shower room. Outside, the property benefits from parking to the front aspect and generous south facing gardens are laid to the rear extending to a generous size and enjoying much privacy. The property is serviced by dull double glazing and mains gas central heating.

The charming village of Barton under Needwood, a popular choice for both families and couples alike, offers an array of amenities including coffee shops, gift shops, a post office, newsagent, local store, GP surgery, dental practice, library and a stunning Tudor church. Holland Sports club

is a short walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more. The village is well served by the state schools Thomas Russell and John Taylor Specialist Science 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.

- Beautifully Presented Semi Detached Home
- Extended & Remodelled Interiors
- Desirable Village Location
- Porch & Reception Hall
- Open Plan Dining Kitchen with Family Room
- Separate Lounge
- Pantry, Utility & Cloakroom
- Four Bedrooms (Three Doubles)
- En Suite Bathroom & Family Shower Room
- Off Road Parking
- Immaculate South Facing Gardens
- John Taylor School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel



The front door opens into the **Entrance Porch** 2.14 x 1.64m (approx. 7'0 x 5'4), having tiled flooring, windows to the side and double doors into:

Reception Hall 3.7 x 2.11m (approx. 12'1 x 6'11)
Stairs rise to the first floor accommodation having storage below and oak doors open into:

Study 4.13 x 2.64m (approx. 13'6 x 8'7)
An ideal home office or playroom, having window to the front aspect and a range of fitted furniture and desk space

Lounge 4.47 x 3.64m (approx. 14'7 x 11'11)
A beautifully presented reception room having a window to the front aspect and a gas fireplace with marble surround. Double doors open into:

Open Plan Family Dining Kitchen 8.82, 5.87 x 3.01m (approx. 28'11, 19'3 x 9'10)
A stunning remodelled space comprising formal dining area and a comprehensively fitted kitchen. The **Kitchen** comprises a range of traditional wall and base units with oak Butcher block worktops over, housing an inset ceramic sink with side drainer and fitted appliances including dishwasher and Neff induction hob. There is a window to the rear aspect and the kitchen opens into the **Dining Area** which in turn leads into the Family Room. Tiled flooring extends throughout and into a further kitchen area fitted with full height storage, wall and base units housing integral appliances including fridge, freezer and Neff double oven. Double doors open into the **Utility** and a further door leads into a useful **Walk in Pantry**, housing ample storage space and the wall mounted boiler

Family Room 3.53 x 2.62m (approx. 11'7 x 8'6)
A superb addition to this family home, having two skylights and sliding doors out to two sides

Utility 2.03 x 1.91m (approx. 6'7 x 6'3)
Fitted with base units housing spaces for a washing machine and tumble dryer, with tiled flooring, a window to the rear and a door out to the gardens. A door opens into:

Cloakroom
Comprising wash basin set to vanity unit, WC and an obscured window to the rear





Stairs rise from the **Reception Hall** to the **First Floor Landing**, where there is access to the partially boarded loftspace via a drop down ladder, a door into the **Airing Cupboard** housing the hot water cylinder and further doors into:

Master Bedroom 3.66 x 2.99m (approx. 12'0 x 9'9)

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

En Suite Bathroom 2.1 x 1.78m (approx. 6'10 x 5'9)

Comprising a modern suiter having wash basin set to vanity unit, WC and double ended bathtub with shower attachment, having tiled flooring, cushion flooring and an obscured window to the rear

Bedroom Two 3.66 x 3.0m (approx 12'0 x 9'10)

With a window to the front aspect and a range of fitted wardrobes

Bedroom Three 3.81 x 2.44m (approx. 12'6 x 8'0)

A third generous double room having fitted wardrobes and a window to the front

Bedroom Four 2.34 x 2.1m (approx. 7'8 x 6'10)

With a window to the front aspect

Shower Room 2.62 x 2.53m (approx. 8'7 x 8'3)

Fitted with a modern suite having wash basin set to vanity unit, WC and oversized double shower fitted with power shower, having wooden flooring, tiled splash backs and an obscured window to the rear







Outside

The property lies at the beginning of Arden Road just off the popular Efflinch Lane, being within a convenient walk of the centre of the village and the superb range of amenities on offer. To the front aspect is a paved driveway providing off street parking and access into the entrance porch

South Facing Gardens

Beautifully landscaped gardens are laid to the rear aspect having a paved terrace leads into shaped lawns edged with neatly stocked borders. There is exterior lighting, a water point and electric sockets to the rear of the property and there is gated access opening to the front aspect. Part way up the garden there is a gated leading into a second lawned area housing a greenhouse, garden shed and workshop, all of which are included in the sale and feature power and lighting

EPC in Progress

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.