



9 Hardy Close, Barton under Needwood, DE13 8HG



Set on a popular cul de sac in desirable Barton under Needwood is this well presented detached family home, benefitting from two reception rooms, five good sized bedrooms and south facing gardens with an open aspect to the rear. Finished with modern fittings throughout, this well maintained detached home is set within walking distance from the comprehensive array of amenities this popular village offers which includes an Ofsted rated Outstanding school catchment. The interiors comprise briefly reception hall, lounge, dining room, breakfast kitchen, utility and cloakroom, with four bedrooms to the first floor serviced by a master en suite and family shower room. A conversion to the loft accessed via a full staircase offers ample loft storage and a fifth bedroom, enjoying an open aspect over allotments to the rear. Outside there is parking and a double garage to the front aspect and a beautifully tended south

facing garden lies to the rear.

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 has a number of highly regarded schools including the Thomas Russell Junior and John Taylor High School, which both maintain an Ofsted 'Outstanding' rating. 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.



- Detached Family Home
- Sought After Village Location
- Secluded Cul de Sac Position
- Well Presented Interiors
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Reception Hall & Cloakroom
- Five Good Sized Bedrooms
- En Suite & Family Shower Room
- South Facing Garden with Open Aspect
- Double Garage & Parking
- Boiler Refitted 2014
- 'Outstanding' School Catchment

The front door opens into the **Reception Hall**, having stairs rising to the first floor and doors opening into:

Lounge 4.84 x 3.46m (approx. 15'11 x 11'4)
A spacious reception room having window to the front aspect, a gas fireplace and double doors into:

Dining Room 2.99 x 2.83m (approx. 9'10 x 9'3)
Another well presented reception room having double doors out to the rear gardens and a door into:

Breakfast Kitchen 4.25 x 2.77m (approx. 13'11 x 9'1)

Comprising a quality range of solid oak wall and base units with granite worktops over, housing inset one and a half sink with side drainer and integral appliances including oven, induction hob and dishwasher. A central granite topped island provides a breakfast bar (stools will be included in the sale) and the kitchen has tiled flooring, windows to the rear and a door into:

Utility Room 2.38 x 2.06m (approx. 7'10 x 6'9)
Fitted with wall and base units housing spaces for a fridge freezer and washing machine, with tiled flooring and a door out to the rear garden

Cloakroom
Comprising wash basin set to vanity unit and WC, with an obscured window to the front aspect





Stairs rise to the **First Floor Landing** where doors open into a useful storage cupboard and into:

Master Bedroom 3.83 x 3.69m (approx. 12'7 x 12'1)

A good sized principal bedroom having window to the rear aspect and mirror fronted fitted wardrobes. With private use of:

En Suite

Fitted with a modern suite having wash basin and

WC set to vanity unit and double shower, with tiled walls, tiled flooring, a heated towel rail and an obscured window to the side

Bedroom Two 3.06 x 2.85m (approx. 10'0 x 9'4)

Having a fitted storage cupboard and a window to the rear overlooking a rural aspect over community owned allotments



Bedroom Three 2.92 x 2.72m (approx. 9'7 x 8'11)

Another double bedroom having window to the front and mirror fronted fitted wardrobes

Bedroom Four 2.90 x 2.54m (approx 9'6 x 8'4)

A fourth double room having a window to the rear

Shower Room

Comprising a modern suite fitted with wash basin

and WC set to vanity unit and a large walk in shower, with tiled walls, an obscured window to the rear and a heated towel rail

Bedroom Five 4.19 x 3.69m (approx 13'9 x 12'1)

Set to the second floor, this versatile space is ideal as a fifth bedroom or home office. Skylights to the rear aspect overlook open views, there is eaves storage and a door opens to the loft storage



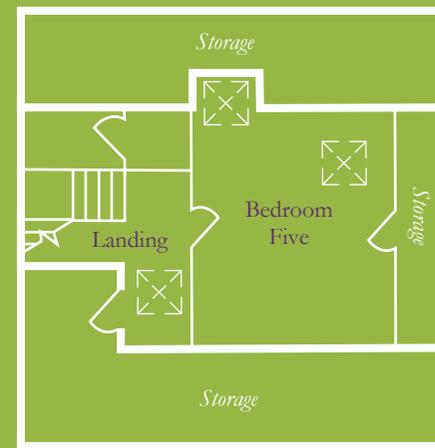
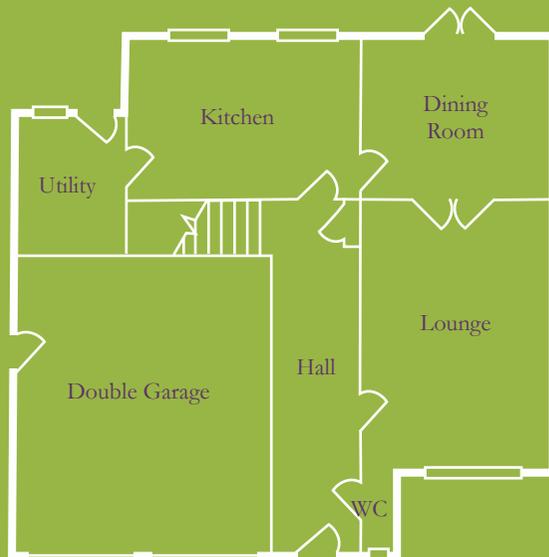
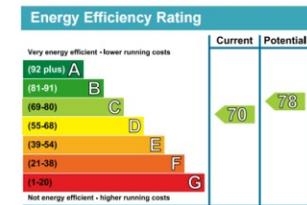


Outside

The property lies on the popular Hardy Close, a modern cul de sac formed by a collection of similar executive family homes. There are well tended lawned gardens to the front aspect and the drive provides parking for two vehicles and access into the **Double Garage**

South Facing Gardens

Set to the rear aspect are well tended gardens laid to a paved terrace, shaped lawns and stocked borders. The garden enjoys plenty of sunshine and privacy and features exterior lighting and a water point. Gated access leads back to the front aspect and the garden backs onto community-owned allotments providing a pleasant open aspect



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.