



10 Needwood Park, Barton under Needwood, DE13 8PA



Set on the prestigious Needwood Park is this executive detached family home, benefitting from beautifully presented interiors, extended living accommodation and five superb double bedrooms. Having been upgraded in recent years, this immaculate family home offers contemporary interiors finished to a high specification complemented by generous living accommodation and oversized bedrooms with plenty of potential to add additional en suites if required. The interiors comprise briefly central reception hall, lounge, sitting room, study, open plan living kitchen, family room, utility and refitted cloakroom to the ground floor, with five double bedrooms to

the first floor serviced by a master en suite and family bathroom. Outside, electric doors open into the double garage and there is parking for four vehicles to the driveway, with beautifully landscaped gardens enjoying a sunny westerly aspect to the rear.

The charming village of Barton under Needwood, a popular choice for both families and couples, offers a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice and a stunning Tudor church. Holland Sports club is a few minutes' walk from the property and plays host to an array of

sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High 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.

- Executive Detached Home
- Exclusive Cul de Sac Location
- Oversized Family Accommodation
- Two Reception Rooms & Study
- Open Plan Extended Kitchen with Family Room
- Reception Hall & Refitted Cloakroom
- Five Spacious Double Bedrooms
- Refitted En Suite & Family Bathroom
- Double Garage & Parking
- Beautifully Landscaped Garden with West Facing Aspect
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel



Reception Hall 4.52 x 3.34m (approx. 14'9 x 10'11)

The composite front door opens into this spacious hallway, having tiled entryway, feature glass staircase rising to the first floor, recessed fitted shoe storage and doors opening into:

Sitting Room 4.47 x 3.53m (approx 14'8 x 11'6)

Ideal as a formal dining room or playroom, having a bay window to the front aspect

Lounge 6.0 x 3.53m (approx. 19'8 x 11'7)

A spacious reception room having window to the side, gas fireplace with marble surround and hearth and double doors with panels out to the rear garden

Study 3.54 x 1.97m (approx 11'7 x 6'5)

An ideal home office, having window to the rear

Open Plan Kitchen 5.62 x 3.54m (approx. 18'5 x 11'7)

Having been refitted in recent years, the contemporary kitchen comprises a range of gloss wall and base units with granite worktops over, housing an inset sink with side drainer, space for an American fridge freezer, recess housing a range cooker which is included in the sale and integral appliances including microwave and dishwasher. The worktops extend to one side to create a breakfast bar and the kitchen has a window to the rear, a door into the **Utility** and an opening into:

Extended Family Room 4.54 x 3.43m (approx. 14'10 x 11'3)

An ideal living and dining space having twin sets of Origin bifold doors opening out to the gardens and a vaulted ceiling with skylights providing plenty of natural light

Utility 3.75 x 1.74m (approx. 12'3 x 5'8)

Fitted with gloss wall and base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer, with tiled flooring, a door to the side and a further door into the garage

Cloakroom

Refitted recently with wash basin and wall hung WC, with tiled walls and fitted shelving





The contemporary glazed staircase rises to the first floor **Part Galleried Landing**, where there is loft access and doors opening into the **Laundry Cupboard** and:

Master Bedroom 4.94 x 4.38m (approx. 16'2 x 14'4)
A spacious principal bedroom having window to the front aspect and a range of fitted wardrobes. A door opens to a **Walk in Wardrobe** 2.45 x 0.97m (approx 8'0 x 3'2) housing fitted shelving and storage, which in turn leads into:

En Suite Bathroom 2.47 x 2.44m (approx. 8'1 x 8'0)
Comprising a modern white suite having wash basin set to vanity unit, wall hung WC, bathtub with shower attachment and walk in double shower, with tiled walls, cushion flooring, a heated towel rail and an obscured window to the rear

Bedroom Two 5.52 x 3.52m (approx. 18'1 x 11'6)
With a bay window to the front aspect. There is ample space for the installation of an 'Jack & Jill' en suite if required

Bedroom Three 5.05 x 3.52m (approx. 16'6 x 11'6)
Another good sized double room having window to the rear aspect

Bedroom Four 4.34 x 2.56m (approx. 14'2 x 8'4)
A double bedroom having a window to the rear

Bedroom Five 3.26 x 2.88m (approx. 10'8 x 9'5)
A fifth double bedroom having window to the front and a spacious cupboard ideal as a walk in wardrobe for conversion into an en suite

Bathroom 2.59 x 2.54m (approx. 8'6 x 8'4)
Refitted with a modern suite having wash basin set to vanity unit, wall hung WC, bathtub with shower attachment and walk in shower, with tiled splash backs, cushion flooring, an obscured window and a heated towel rail







Outside

The property is set beyond a landscaped frontage laid to lawns and a driveway with parking for around four vehicles. There is gated access into the rear garden and the driveway leads to twin electric Hörmann doors into:

Double Garage 5.67 x 4.99m (approx. 18'7 x 16'4)

Having power, lighting, a courtesy door into the Utility and space for a tumble dryer. The garage also houses the Worcester combi boiler which was fitted in 2018 and a Chargemaster electric vehicle charging unit

West Facing Garden

Set to the rear is an immaculately landscaped garden laid to a paved terrace, lawns edged with raised borders and a deck terrace. The garden enjoys plenty of sunlight throughout the day and has feature lighting to the borders and an exterior water point

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.