



20 Holland Park, Barton under Needwood, DE13 8DU



A well presented link detached home set on a popular development close to the heart of Barton under Needwood, benefitting from immaculately presented interiors, three good sized bedrooms and a landscaped rear garden. Occupying prime position within walking distance of the 'Outstanding' rated schools and facilities in the village, this superb family home has been well maintained by the current vendors with upgrades made in recent years to include new integral appliances to the kitchen and quality redecoration throughout. The interiors comprise briefly reception hall, sitting room with contemporary fireplace dining room, modern fitted kitchen, utility/boot room, refitted cloakroom and a study ideal for those needing a dedicated work-from-home space, with three bedrooms to the first floor serviced by a modern family bathroom. Outside are beautifully landscaped gardens, and there is parking to a private drive and car

port to the front. The property is serviced by double glazing and mains gas central heating.

The charming village of Barton under Needwood 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 Outstanding rated schools Thomas Russell and John Taylor. 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.

- Superb Link Detached Family Home
- Immaculately Presented Interiors
- Outstanding School Catchment
- Two Reception Rooms
- Kitchen with Integral Appliances
- Study & Boot Room/Utility
- Reception Hall & Cloakroom
- Three Bedrooms & Modern Bathroom
- Car Port & Parking for Three/Four
- Landscaped Rear Gardens
- Popular Modern Development
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes/Rail Travel

The front door opens into the **Reception Hall**, having staircase rising to the first floor, an obscured window to the side and doors into the **Cloakroom**, a fitted storage cupboard and into:

Sitting Room 4.51 x 3.52, 3.06m (approx 14'9 x 11'6, 10'0)

A spacious reception room having been recently refurbished to include new skirtings, architraves and carpets, and a contemporary app-controlled electric fire by Flamerite inset to a marble fireplace. A glazed door opens into:

Dining Room 3.47 x 2.38m (approx 11'4 x 7'9)
With a door opening out to the rear gardens

Kitchen 3.31 x 2.41m (approx 10'10 x 7'10)
The kitchen is fitted with a range of cream wall and base units having complementary wood effect worktops over, housing inset one and a half sink with side drainer, integral Bosch dishwasher and integral Neff oven with gas hob over and extractor hood above (dishwasher and oven replaced in 2018). Having tiled splash backs, a heated towel rail, window to the rear and a door into:

Utility/Boot Room
With tiled flooring and access to both the front and rear aspects, the boot room doubles as a utility, housing space for a fridge freezer, washing machine and tumble dryer. French doors leads out to the rear gardens and there is access into:

Study 2.76 x 2.11m (approx 9'0 x 6'11)
A useful space ideal as a home office or playroom, having a window to the rear aspect

Cloakroom
Refitted recently with a wash basin set to vanity unit and WC, with laminate flooring, a heated towel rail and an obscured window to the side





Stairs rise to the **First Floor Landing**, where there is a window to the side, fitted **Airing Cupboard** and doors opening into:

Master Bedroom 3.91 x 3.07m (approx 12'10 x 10'0)

A good sized principal bedroom having window

to the front and a double fitted wardrobe

Bedroom Two 3.49 x 3.15m (approx 11'5 x 10'4)
Another good sized double having a window to the rear, loft access point and a double fitted wardrobe

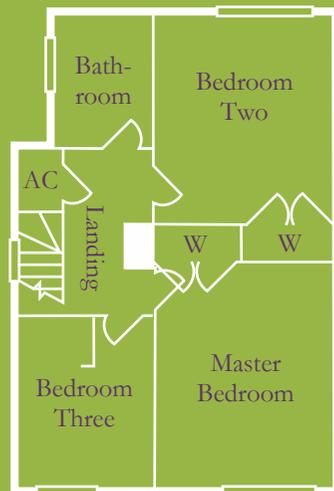
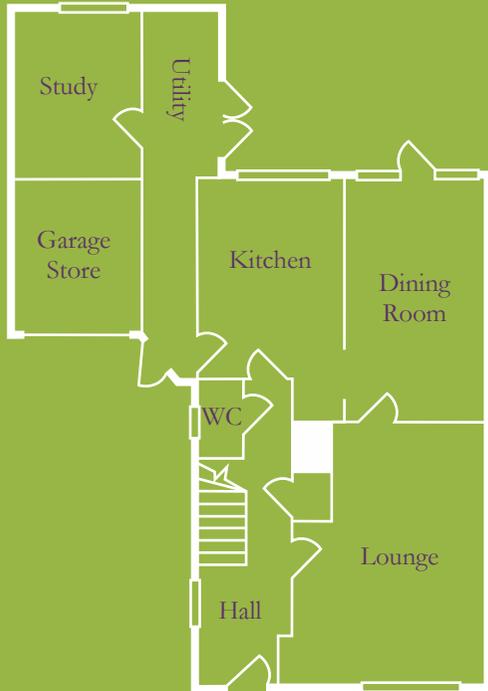


Bedroom Three 2.24 x 2.18m (approx 7'4 x 7'1)
Having window to the front and fitted storage, this room has recently been fitted with a new carpet

Family Bathroom 2.21 x 1.68m (approx 7'2 x 5'6)
Fitted with a modern suite comprising wash basin and low level WC set to vanity units

providing storage and a double ended bathtub with shower unit over, having tiled flooring, tiling to splash backs, an obscured window to the side and a chrome heated towel rail





Outside

To the front is a gravelled driveway providing parking for around three vehicles, having a further space beneath the car port for an additional vehicle. There is access into the **Reception Hall** and additional access into the **Boot Room/Utility**. The vendor has also obtained permission to extend the dropped kerb at the end of the driveway to create a larger entrance if required

Landscaped Gardens

Immaculately tended gardens are laid to the rear aspect having been landscaped to an excellent standard. A porcelain paved terrace leads onto well tended lawns featuring an elevated decked seating area. The garden shed is included in the sale and the garden offers excellent potential to extend the living accommodation if required



Score	Energy rating	Current	Potential
12+	A		
11-91	B		
9-80	C		79 C
5-68	D	64 D	
19-54	E		
1-38	F		
-20	G		

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.