



88 Park Road, Barton under Needwood, DE13 8DB





Offered with no upward chain is this well presented link detached family home, benefitting from spacious extended interiors, four good sized bedrooms and a south facing rear garden. Enjoying a rural outlook to both the front and rear aspects, this attractive family home offers excellent potential to remodel/modernise further to suit the next owners needs. The interiors comprise briefly reception hall, dual aspect sitting room, open plan kitchen with living/dining room, utility and cloakroom to the ground floor, with four bedrooms (three doubles) to the first floor serviced by a master en suite and family bathroom. Outside, there is a single garage and parking to the front and a well tended south facing garden is set to the rear benefitting from open views over and access onto rural fields. The property is serviced by full double glazing and mains gas central heating via a boiler refitted in 2015.

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.



- Link Detached Family Home
- Spacious Extended Interiors
- No Upward Chain
- Pleasant Rural Views to Front & Rear
- Dual Aspect Sitting Room
- Family Living & Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Bedrooms (Three Doubles)
- Master En Suite & Bathroom
- South Facing Gardens
- Single Garage & Parking
- Open Aspect to Front & Rear
- Quiet Cul de Sac Position
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

**Open Plan Dining & Living Kitchen 9.08 x 4.53, 2.69m (approx. 29'9" x 14'10", 8'9")**

Having been extended over time, this superb family space is formed by a comprehensively fitted kitchen and versatile living and dining areas. The Kitchen comprises a range of wall and base units with granite worktops over, housing inset sink with side drainer and integral appliances including dishwasher, oven and electric hob and space for a fridge freezer. There is a window to the front, a door into the garage, and the kitchen leads into a **Living Area** which in turn opens to the **Dining Room** where a window to the rear overlooks the garden and views beyond and sliding doors open out to the rear. Door into:

**Utility 2.25 x 2.04m (approx. 7'4" x 6'8")**

Fitted with base units housing an inset sink and space for a washing machine, with tiled flooring a door into the garage and a door out to the rear gardens

**Cloakroom**

Fitted with wash basin and WC, with an obscured window to the front

The front door opens into this spacious hallway, having staircase rising to the first floor with storage beneath and doors opening into:

**Sitting Room 5.41 x 3.14m (approx. 17'9" x 10'3")**

A spacious reception room having pleasant dual aspect windows to the front and rear and an electric fireplace







Stairs rise to the **First Floor Landing** where there is loft access and doors opening into:

**Master Bedroom** 5.73 x 2.96m (approx. 18'9 x 9'8)  
A spacious double bedroom having window to the rear with open views and a fitted cupboard housing the wall mounted boiler which was replaced in 2015. Door into:

**En Suite** 2.69 x 1.51m (approx. 8'9 x 4'11)  
Fitted with wash basin set to vanity unit, WC and shower cubicle, with tiled flooring, a heated towel rail and a window to the rear

**Bedroom Two** 3.29 x 2.72m (approx. 10'9 x 8'10)  
Having a window to the rear aspect with open rural views, a fitted cupboard and a fitted wardrobe

**Bedroom Three** 3.19 x 2.68m (approx. 10'5 x 8'9)  
A third double room having window to the front with a pleasant rural outlook

**Bedroom Four** 2.67 x 2.26m (approx. 8'9 x 7'4)  
With a window to the front

**Bathroom** 2.47 x 1.66m (approx. 8'1 x 5'5)  
Fitted with wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled walls, tiled flooring, a chrome heated towel rail and an obscured window







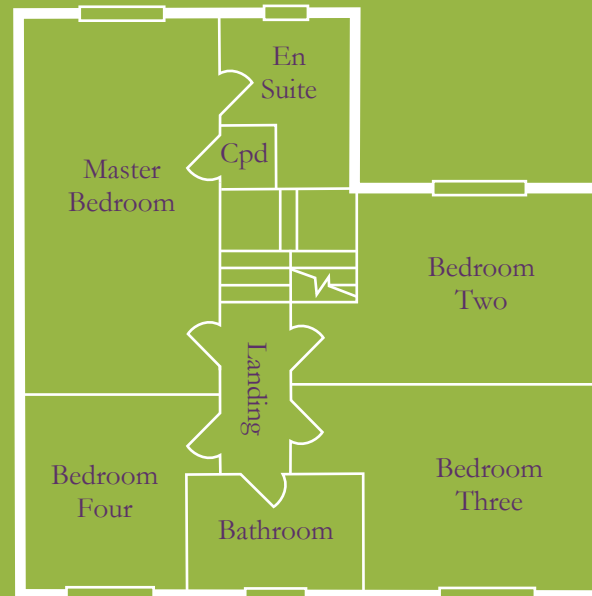
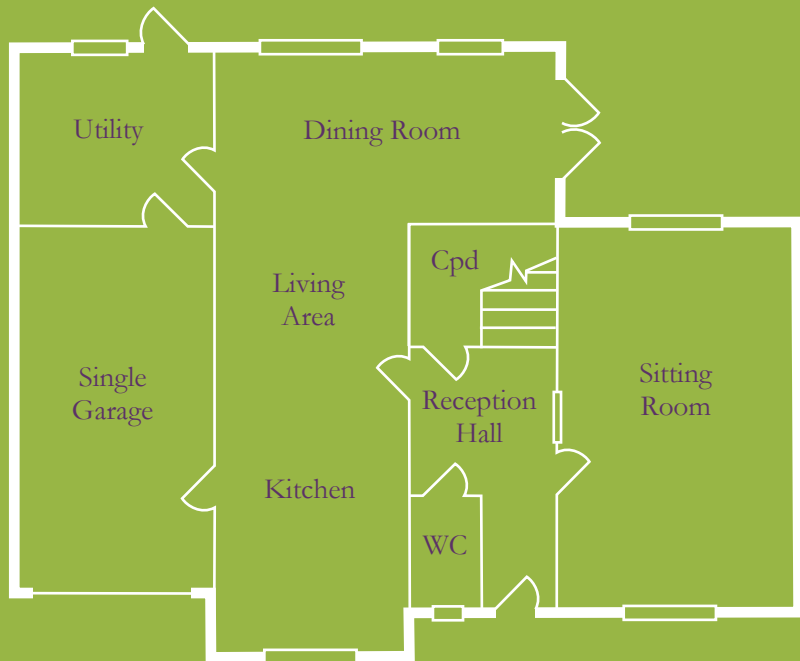
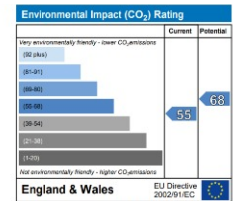
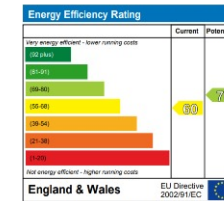
### Outside

This link detached family home lies on a quiet cul de sac off Park Road beyond a block paved driveway providing parking to the front. Shrubs to one side provide potential to extend the driveway

**Single Garage** 4.96 x 2.52m (approx. 16'3 x 8'3)  
 Having power, lighting and manual entrance doors

### Secluded Rear Garden

Enjoying an excellent degree of privacy, the rear garden benefits from a generous paved terrace, mature borders, a raised vegetable bed and a garden shed. There is exterior lighting and a water point



**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.