



96 Ashtree Road, Barton under Needwood, DE13 8LL



Set on a peaceful cul de sac in the desirable village of Barton under Needwood is this immaculate link detached bungalow, benefitting from recently renovated interiors, two good sized bedrooms and outside space including private gardens, a single garage and car port. This well presented village home has received a complete refurbishment in recent years to include a full rewire, new plumbing and central heating system including a new combi boiler, majority new windows and a full internal refit. The interiors comprise entrance hall, spacious living and dining room, refitted kitchen, two bedrooms and a modern bathroom, with a driveway, car port and single garage to the front and an immaculately landscaped garden to the rear. The property offers an ideal downsize, first time buy or rental investment and an internal viewing is highly advised to appreciate the generous plot and quality of finish.

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, all within walking distance of the property. The village also benefits from an Ofsted rated 'Outstanding' school catchment including the Thomas Russell Juniors and the highly regarded John Taylor Specialist Science School. There is a public bus service runs through the village giving access to local Burton on Trent and the Cathedral City of Lichfield where there are further leisure and convenience amenities as well as rail stations with regular links to Birmingham, London. The village is well placed for access to commuter roads including A38, A50 and M6 Toll and the international airports of East Midlands and Birmingham are both within an easy drive.

- Link Detached Bungalow
- Refurbished to Excellent Standard to include Wiring, Plumbing & Boiler
- Peaceful Cul de Sac Setting
- Ideal Downsize/Investment Property/ First Time Buy
- Spacious Living & Dining Room
- Refitted Kitchen
- Two Bedrooms
- Modern Bathroom
- Landscaped Rear Garden
- Driveway, Single Garage & Car Port
- Potential to Add Conservatory
- Mains Gas CH & Doubled Glazed
- Walking Distance to Village Amenities

The replaced front door opens into the Entrance Hall, having travertine tiled flooring with electric under floor heating, a window to the side and a door into the Living & Dining Room. The hallway leads open plan style into:

Refitted Kitchen 4.5 x 2.11m (approx. 14'9" 6'11") – max into Entrance Hall
The kitchen comprises a range of wall and base units having butcher block style worktops over,

housing an inset composite sink with side drainer, spaces for a fridge freezer and washing machine and an integral appliances oven with gas hob over and extractor hood above. There is a window to the side and the kitchen has travertine tiled flooring with electric under floor heating

Living & Dining Room 6.27 x 3.67, 3.27m (approx. 20'6" x 12'0", 10'8")
This generous reception room offers versatile space for both dining and living areas, having a bay window to the front and an electric living flame fireplace. A door opens to the Inner Hall





Inner Hall

There is access to the boarded and insulated loftspace and doors open into:

Master Bedroom 4.12 x 2.73m (approx. 13'6 x 8'11)
A good sized double room having window to the

rear aspect

Bedroom Two 3.15 x 2.73m (approx. 10'3 x 8'11)
With laminate flooring and double doors opening out to the rear garden. There is potential to add a conservatory off this room if desired



Bathroom 2.84 x 1.8m (approx. 9'3 x 5'11)

Comprising a modern white suite fitted with pedestal wash basin, WC and bathtub with shower unit over, with travertine tiled flooring with electric under floor heating, an obscured window to the side and a door to a large **Airing Cupboard**

housing the combi boiler which was refitted in 2015

Please Note: Solar Panels are included in the sale under an agreement with A Shade Greener providing reduced electricity rates for the property





Outside

The property lies on the peaceful cul de sac of Ashtree Road, having a well tended courtyard style garden to the front. The driveway provides parking to the front as well as access to a re-roofed **Car Port** which in turn has a secure up and over entrance door to the **Single Garage** 4.81 x 2.41m (approx. 15'9" x 7'10") where a pedestrian door opens into the rear garden

Landscaped Garden

Being immaculately tended, the rear garden is laid to a limestone paved terrace leading onto lawns edged with neatly stocked borders. There is a deck with inset lighting to the top of the garden and a summer house and garden shed are included in the sale. There is a raised garden pond to one side edged with railway sleepers and the property features exterior lighting and a water point

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	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.