



53 Park Road, Barton under Needwood, DE13 8DB



Enjoying a prime position in Barton under Needwood is this executive detached family home, benefitting from beautifully presented and spacious interiors, five good sized bedrooms and a generous corner plot. Overlooking idyllic rural views to the front aspect, this superb family home has been modernised in recent years to include a full internal refit, new boiler in ... and new windows in 2020, and presents versatile interiors ideal to suit a growing family. The accommodation comprises briefly porch, reception hall, two oversized reception rooms, family dining kitchen, large utility and cloakroom to the ground floor, with five bedrooms to the first floor serviced by two en

suites and a luxury family bathroom. Outside, beautifully tended gardens extend to the side and rear and there is a double garage and parking for a number of vehicles to the front.

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 practise, 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 Family Home
- Extended & Spacious Interiors
- Generous & Private Corner Plot
- Two Spacious Reception Rooms
- Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Five Generous Bedrooms
- Two En Suites & Luxury Bathroom
- Corner Plot Gardens
- Double Garage & Ample Parking
- Mains Gas CH & Double Glazed
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel



The composite front door opens into a useful **Porch**, having tiled flooring and another composite door leading into:

Reception Hall 4.99 x 1.86m (approx. 16'4 x 6'1)

A spacious welcome to this family home, having window to the front, stairs rising to the first floor with storage beneath and doors opening into:

Lounge 9.31 x 4.51m (approx. 30'6 x 14'9)

An impressive reception room extending to a superb size, having a bay window to the front aspect, sliding doors to the rear gardens and a feature inglenook fireplace housing a traditional gas fireplace to brick hearth

Family Room 6.74 x 3.56m (approx. 22'1 x 11'8)

Another generously proportioned room ideal as a playroom or formal dining space, having sliding doors to the rear gardens and a feature inglenook fireplace

Family Dining Kitchen 6.57 x 3.2m (approx. 21'6 x 10'5)

A modern open plan style kitchen, having dual aspect windows to both the kitchen and the dining and living room. The **Kitchen** comprises a range of wall and base units with wood effect worktops over, housing inset one and a half sink with side drainer, integral gas hob with extractor, integral double oven and spaces for an American fridge freezer and dishwasher. Tiled flooring extends into the **Dining & Living Area** and a door opens into:

Utility 4.74 x 2.16m (approx. 15'6 x 7'1)

A spacious laundry room having fitted base units housing an inset sink and spaces for a washing machine and tumble dryer. There is additional full height storage, a door into the garage, tiled flooring and a door and window to the rear

Cloakroom

Comprising pedestal wash basin and WC, with tiled splash backs and an obscured window





Stairs rise to the first floor **Landing** where there is a seating area with a picture window overlooking the rear garden. There are two loft access points and doors open into:

Master Bedroom 4.51 x 3.68m (approx. 14'9 x 12'0)
A spacious principal bedroom having window to the front overlooking countryside views, a range of fitted wardrobes and private use of:

En Suite 2.97 x 2.1m (approx. 9'8 x 6'10)
A modern white suite comprises wash basin set to vanity unit, WC and bathtub with shower attachment, with tiled flooring, tiled splashbacks, a chrome heated towel rail, fitted storage and an obscured window

Bedroom Two 4.18 x 3.39m (approx. 13'8 x 11'1)
Another well presented bedroom having window to the front with open views, a double fitted wardrobe and private use of:

En Suite 2.09 x 1.62m (approx. 6'10 x 5'4)
Comprising wash basin set to vanity unit, WC and shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window

Bedroom Three 4.79 x 2.81m (approx. 14'8 x 9'2)
Another spacious double bedroom having window to the rear aspect

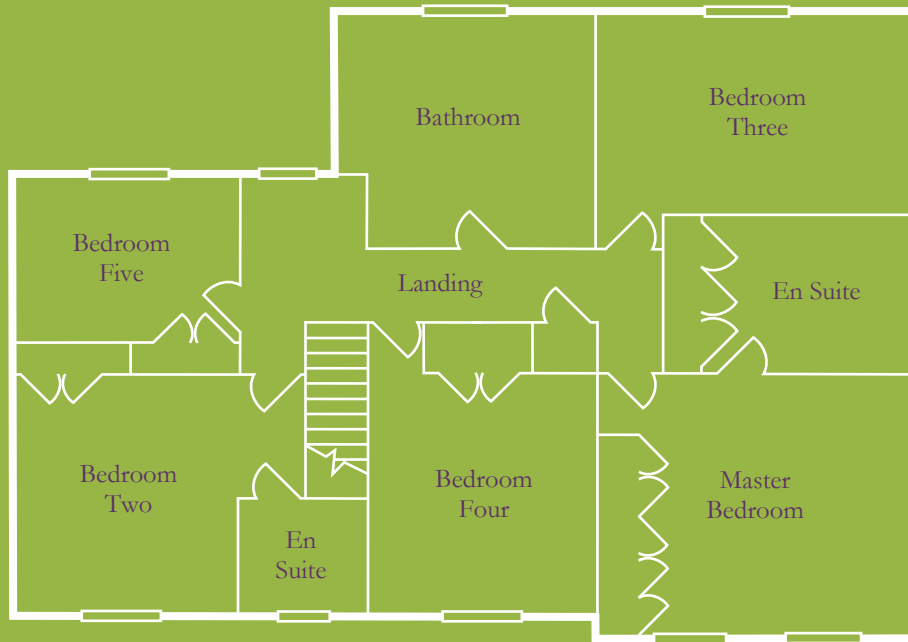
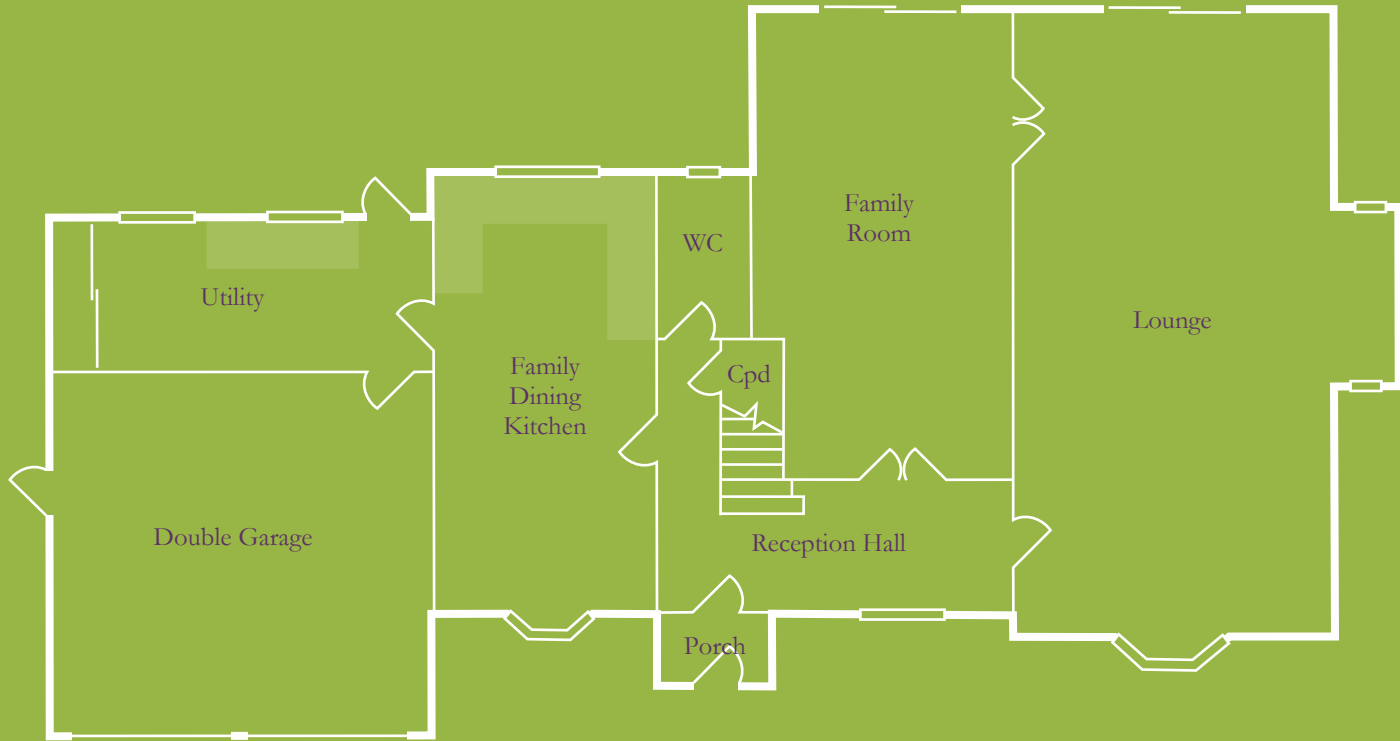
Bedroom Four 3.46 x 3.17m (approx. 11'4 x 10'4)
With a window to the front overlooking countryside views and a range of fitted wardrobes and storage

Bedroom Five 2.38 x 3.24m (approx. 10'7 x 7'9)
With a window to the rear and a double fitted wardrobe

Luxury Bathroom 3.58 x 3.43m (approx. 11'8 x 11'3)
A generous bathroom fitted with a modern suite having twin vanity wash basins, WC, large double shower and oversized double ended bathtub, having tiled splash backs, a heated towel rail and an obscured window









Outside

The property lies on a generous corner plot on the popular Park Road, siding onto a protected village green to one side which adds plenty of privacy. A block paved drive to the front provides parking for a number of vehicles and the property enjoys an open aspect to the front over rural farmland

Double Garage 5.43 x 4.9m (approx. 17'9 x 16'0)

With twin electric up and over doors, power and lighting

Wrap Around Gardens

Extending to the side and rear of the property are beautifully maintained gardens enjoying complete privacy to all sides. A block paved terrace with raised border leads onto safely enclosed lawns which feature a summer house. To one side, there is another paved seating area and a kitchen garden to one side comprises a greenhouse and raised vegetable beds. Gated access opens out onto the driveway where there is a storage area with the option to be used as additional parking as required



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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.