



68 The Green, Barton under Needwood, DE13 8JD



Set in the popular village of Barton under Needwood is this attractive semi detached dormer bungalow, offering spacious extended living accommodation, three bedrooms and a generous garden plot. Being offered with no upward chain, this immaculately presented village home presents an ideal opportunity to reside within this desirable peaceful location and to extend (STPP) and modernise as required. The interiors comprise briefly vaulted reception hall, sitting room, modern kitchen, dining/living room, utility and cloakroom, with three bedrooms (two to the first floor) serviced by a family bathroom. Outside, the garden plot extends to a generous size and is laid to parking for a number of vehicles and a car port to the front, with mature gardens to the rear. The property is serviced by mains gas central heating and full double glazing.

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.

- Semi Detached Dormer Bungalow
- Offered with No Upward Chain
- Two Reception Rooms
- Modern Fitted Kitchen
- Stunning Reception Hall
- Utility & Cloakroom
- Three Bedrooms & Bathroom
- Parking & Car Port
- Generous Gardens with Open Aspect
- Potential to Extend (STPP)
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Village Amenities/Commuter Routes/Rail Travel

The front door opens into a **Porch** which in turn opens into:

Reception Hall 3.77 x 2.6m (approx. 12'4 x 8'6)
A grand welcome to this semi detached home, having galleried staircase rising to the first floor, window to the side and an opening into

Sitting Room 4.8 x 3.13m (approx. 15'8 x 10'3)
A generous reception room having bay window to the front and a stone fireplace housing a traditional coal effect gas stove

Kitchen 3.02 x 2.6m (approx. 9'10 x 8'5)
The modern kitchen comprises a range of wall and base units housing inset composite sink and integral appliances including dishwasher, fridge, Neff double oven with warming drawer and Neff induction hob with extractor above. There is a door and an interior window into the utility and the kitchen has tiled flooring and leads into:

Dining Room 4.27 x 4.17m (approx. 14'0 x 13'8)
A superb addition to the property, this second reception room offers dining and living spaces with pleasant views over the rear garden. Double doors open to the rear and an electric fire is set to marble hearth

Utility 3.6 x 2.72m (approx. 11'9 x 8'11)
Base units house a wash basin and spaces for a washing machine and fridge freezer, and doors open to both the front and rear aspects. A door opens to the **Cloakroom** which is fitted with wash basin and WC





From the **Hallway**, doors open into:

Master Bedroom 4.1 x 3.1m (approx. 13'5 x 10'1)
A generous double room having window to the rear and fitted furniture including wardrobes, a dressing table and drawers

Bathroom 2.14 x 1.65m (approx. 7'0 x 5'4)
Comprising a white suite having wash basin and WC

set to vanity units and a bathtub with shower unit over, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side

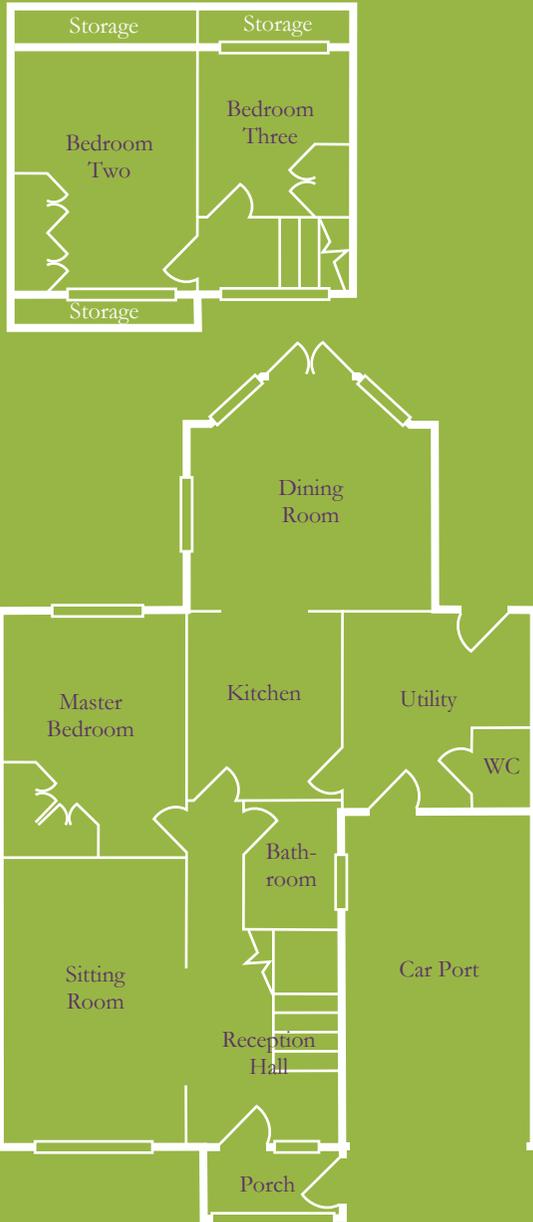
A galleried staircase rises from the reception hall to the first floor **Landing**, where there is a window to the front and doors opening into:

Bedroom Two 4.1 x 3.1m (approx. 13'5 x 10'1)
Another double room having window to the front and fitted furniture including wardrobes, a dressing table and drawers. Doors open the under eaves storage

Bedroom Three 2.86 x 2.57m (approx. 9'4 x 8'5)
Having a window to the rear and fitted furniture including wardrobes, drawers and a dressing table

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Outside

The property sits back from The Green beyond a gated entrance into the block paved driveway where there is **Parking** for a number of vehicles as well as access into the **Car Port**. The front door opens into the porch

Gardens

Extending to a generous size, the rear garden is laid to a paved terrace and lawns edged with mature borders. The garden enjoys privacy to all sides, and a screened area to the top of the garden houses a large greenhouse and a garden shed. There is a door into the utility which in turn gives access to the front of the property, and the rear aspect benefits from exterior power, a water point and lighting



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.