



77 Main Street, Barton under Needwood, DE13 8AB

Showcasing contemporary open plan interiors is this attractive cottage style village home, having three good sized bedrooms, south facing gardens and the superb addition of a double garage to the rear. Having been remodelled by the current vendors, this charming terraced property lies within a highly regarded 'Outstanding' school catchment area and offers excellent potential as a young family home or a downsize. The interiors comprise briefly entrance hall, sitting room and open plan living and dining kitchen to the ground floor, with three bedrooms to the first floor serviced by an upgraded shower room. Outside, the south facing garden has been landscaped to create lawns, a paved terrace and raised borders, and accessed via a shared driveway from Fallowfield Drive leads to the rear aspect where there is access into a double garage. The property is serviced by mains gas central heating and double glazed windows and doors.

The property lies in the heart of the charming village of Barton under Needwood, a desirable rural community offering 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 lies in the heart of the village 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. The local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities as well as 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.



- Charming Cottage Style Home
- Contemporary Open Plan Interiors
- Popular Village Location
- Spacious Sitting Room
- Open Plan Living & Dining Kitchen
- Three Bedrooms
- Upgraded Shower Room
- South Facing Gardens
- Double Garage to Rear
- Walking Distance to Amenities
- Ideal Downsize/Young Family Home
- 'Outstanding' School Catchment
- Double Glazed & Mains Gas Central Heating

Entrance Hall

The front door opens into this spacious hallway, having stairs rising to the first floor and a door opening into:

Open Plan Living & Dining Kitchen 9.53 x 4.52, 3.52m (approx. 31'3 x 14'10, 11'6)

A spacious living area formed by a comprehensively fitted kitchen, dining area and sitting room. The **Sitting Room** has a window to

the front and a door into the understairs storage cupboard, with this reception room leading open plan style into the **Dining Area** of the kitchen. The **Kitchen** comprises a range of cream wall and base units with complementary beech worktops over, housing an inset Belfast sink, recess housing a Rayburn stove and spaces for a slimline dishwasher, washing machine and fridge freezer. There is a breakfast bar with space for stools below, a window to the rear and double doors opening out to the gardens





Stairs rise to the **First Floor Landing**, where doors open to the **Airing Cupboard** and into:

Master Bedroom 3.4 x 2.5m (approx. 11'1 x 8'2)
A spacious double room having window to the front and a fitted wardrobes

Bedroom Two 2.7 x 2.5m (approx. 8'10 x 8'2)
With fitted wardrobes and a window to the rear

Bedroom Three 2.46 x 1.93m (approx. 8'1 x 6'4)
Currently used as a dressing room but ideal as a single bedroom or home office, with a window to

the front

obscured window to the rear

Shower Room 1.91 x 1.7m (approx. 6'4 x 5'6)
Comprising traditional Savoy suite having pedestal wash basin, WC and a corner shower, with half tiling to walls, a chrome heated towel rail and an



Outside

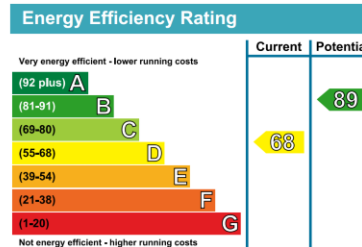
This charming home is set back from the road beyond an attractive paved courtyard frontage with low box hedging. Steps rise to the front door giving access into the hallway, and to the rear aspect a driveway leads off Fallowfield Drive giving access to:

Double Garage 5.3 x 4.81m (approx. 17'4 x 15'9)
Having an up and over entrance door to front, power

and lighting. To the side is space for either further storage or a workshop area, and a door opens into the rear gardens

South Facing Garden

Benefitting from plenty of sunlight throughout the day, the south facing rear garden is laid to a paved terrace, lawns and raised beds edged with oak sleepers



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.