



6 Wales Lane, Barton under Needwood, DE13 8JF





Set within the desirable village of Barton under Needwood is this modern detached family home, benefitting from extended and refurbished interiors, four double bedrooms and a generous west facing garden plot. Having been substantially remodelled and upgraded, the property benefits from contemporary open plan living, ideal space for use as a home office or a playroom/snug, and modern additions including a mains gas under floor heating system. The interior comprises briefly reception hall, family room/study, lounge with feature fireplace, open plan living and dining kitchen, utility/boot room and cloakroom to the ground floor. Four double bedrooms to the first floor are serviced by a

family bathroom and master en suite, three of which benefits from fitted wardrobes. To the front, the generous plot is laid to a landscaped block paved driveway with ample parking and access into a garage store, and the rear garden extends to a generous size, enjoying much privacy and a sunny westerly aspect.

The property is situated in heart of Barton under Needwood along the popular Wales Lane. This desirable village offers a superb array of amenities to suit both families and couples alike, 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 can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

- Attractive Detached Family Home
- Beautifully Refurbished & Extended
- Generous & Secluded Garden Plot
- Spacious Lounge
- Family Room/Study/Playroom
- Open Plan Dining & Living Kitchen
- Utility/Boot Room & Cloakroom
- Spacious Reception Hall
- Four Excellent Double Bedrooms
- Master En Suite & Bathroom
- Generous West Facing Gardens
- Ample Parking & Garage Store
- Walking Distance to Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel





**Reception Hall** 7.34 x 1.83m (approx. 24'1 x 5'11)

A composite entrance door opens into this spacious hallway, having stairs rising to the first floor and doors leading into:

**Family Room** 4.46 x 3.9m (approx. 14'7 x 12'9)

A generously proportioned reception room ideal as a playroom or study having window to the front aspect

**Lounge** 5.04 x 3.9m (approx. 16'6 x 12'9)

Another well presented living space having double doors out to the rear gardens and a contemporary recessed gas fireplace

**Open Plan Living & Dining Kitchen** 6.4 x 6.2m (approx. 20'3 x 20'11) – max

Having been extended and fitted to an excellent standard, this modern open plan space is formed by a breakfast kitchen, family room and formal dining area. The **Kitchen** is fitted with a range of wall and base units with Quartz worksurfaces over, an inset Rangemaster stainless steel sink with side drainer and a range of integral Fisher & Paykel appliances including dishwasher, double oven and gas hob with extractor above. There is space for an American fridge freezer, the worktops extend to one side to create a breakfast bar, a window overlooks the rear garden and skylights provide plenty of natural light. Tiled flooring with under floor heating leads into the **Living Area** where bifold doors open out to the gardens and there is a window to the side, and doors from the **Dining Area** open into the **Reception Hall** and:



**Utility/Boot Room** 4.62 x 2.7m (approx. 15'2 x 8'9) – max

An L shaped room having fitted wall and base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer. There is a door opening to the front aspect and the utility has ample storage space, tiled flooring with under floor heating and two skylights

**Cloakroom**

Fitted with vanity wash basin and WC, with tiled flooring, tiled splash backs and under floor heating









Stairs rise to the first floor **Landing**, where there is loft access and doors into the bedrooms, bathroom and to a large shelved **Airing Cupboard**

**Master Bedroom** 5.12 x 4.6m (approx. 16'9 x 14'11) – max

A spacious principal bedroom having window to the rear aspect and a dressing area with a range of fitted wardrobes. With private use of:

**En Suite** 2.36 x 1.7m (approx. 7'8 x 5'6)

Comprising a modern suite having wash basin and WC fitted to vanity units, a double shower and a range of vanity units providing storage. Having tiled flooring and under floor heating, tiled walls, a chrome heated towel rail, mirror with sensor vanity lighting and a skylight

**Bedroom Two** 3.61 x 3.3m (approx. 11'10 x 10'10)

Another double room having window to the front and a range of fitted wardrobes

**Bedroom Three** 3.7 x 3.21m (approx. 12'1 x 10'6)

With a window to the rear and a double fitted wardrobe

**Bedroom Four** 4.61 x 2.8m (approx. 15'1 x 9'2)

A fourth spacious double room having twin windows to the front aspect

**Bathroom** 2.88 x 2.33m (approx. 9'5 x 7'7)

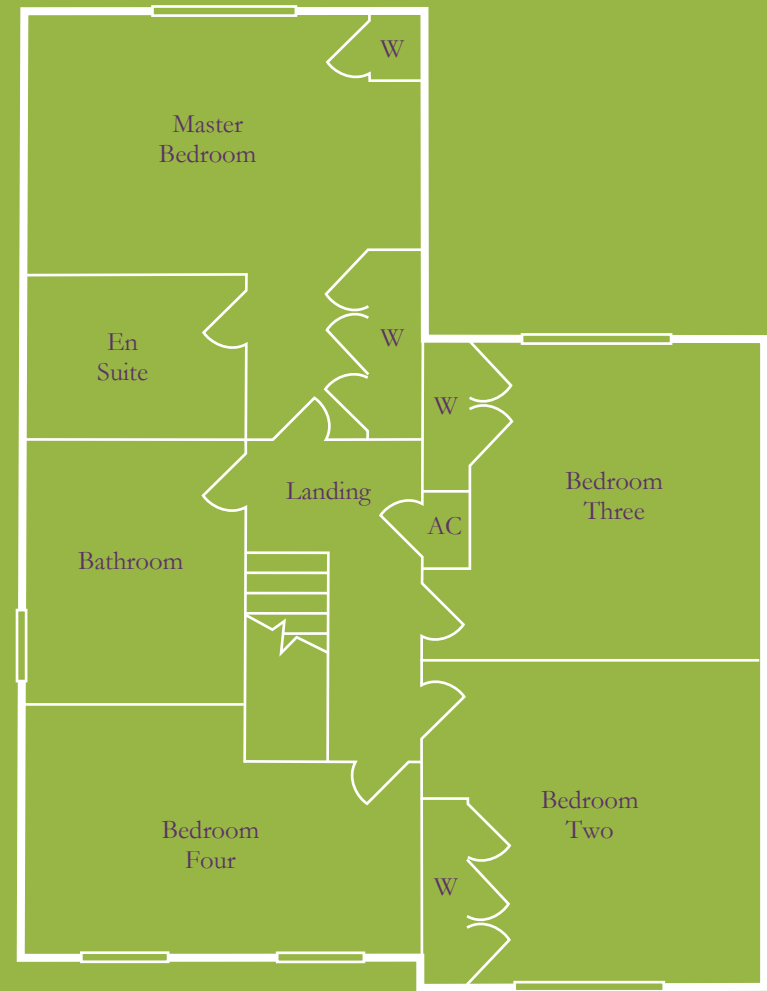
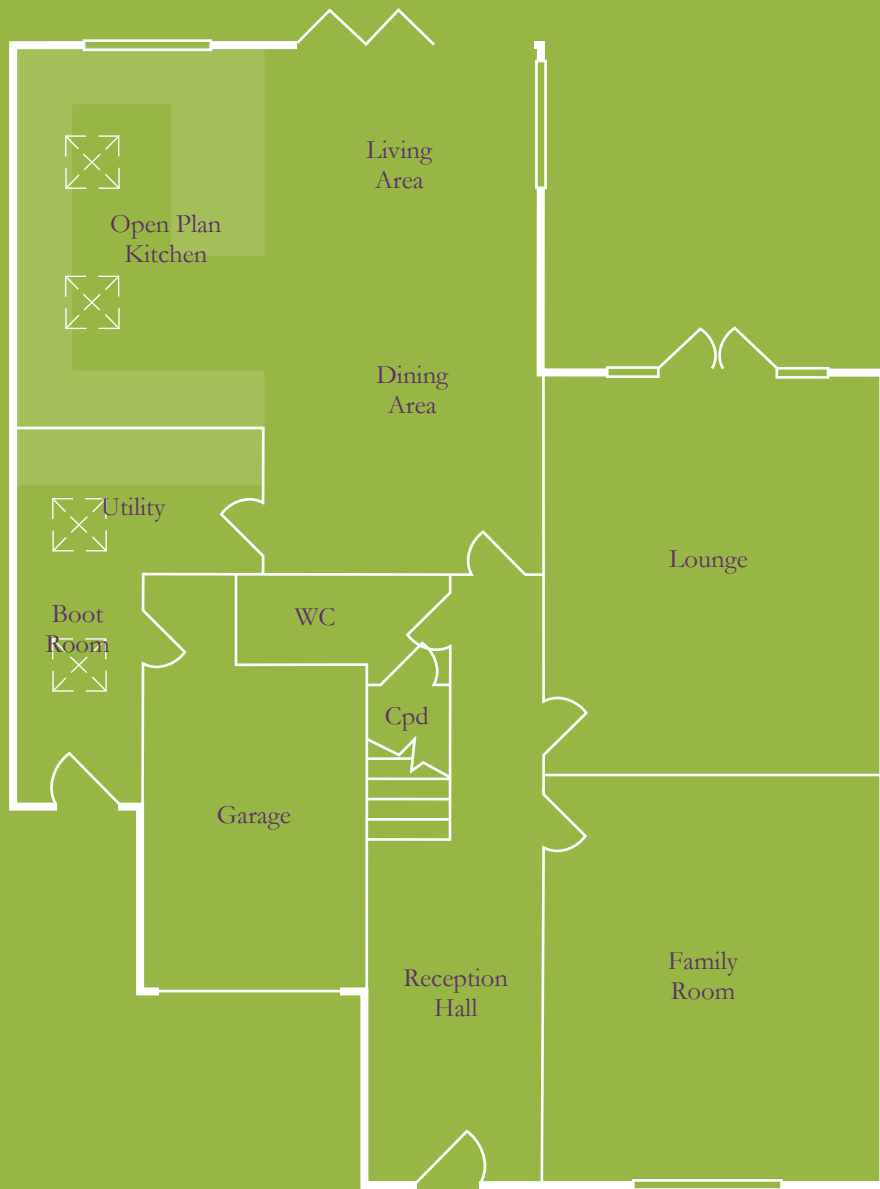
A modern suite comprising fitted wash basin, WC, double ended bathtub and double shower, with tiled flooring and under floor heating, tiled walls, an obscured window, chrome heated towel rail and a mirror with vanity lighting over















### Outside

The front aspect has been landscaped to create parking and turning space for a number of vehicles and there are steps and walkways rise to the reception hall and boot room doors

### Garage Store 3.7 x 2.6m (approx. 12'0 x 8'5)

With electric roller entrance door, power, lighting and a courtesy door into the utility/boot room

### Gardens

Extending to a generous size, the rear garden benefits from a sunny westerly aspect and is laid to a paved terrace, lawns and mature borders. The garden shed is included in the sale, there is a high degree of privacy to all sides and gated access to the side leads to the front aspect



**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.