



120 Efflinch Lane, Barton under Needwood, DE13 8EX

Set on the desirable Efflinch Lane is this immaculately presented semi detached home, benefitting from beautifully extended and modernised interiors, three double bedrooms and a generous south facing garden. Being an ideal young family home or downsize, this deceptively spacious home has been refurbished in recent years to include a refit to the kitchen and bathroom, new carpets throughout, extended accommodation and a new block paved driveway. The interiors comprise briefly porch and entrance hall, two reception rooms, open plan family dining kitchen and cloakroom to the ground floor, with three double bedrooms and a family bathroom set to the first floor. Outside, the driveway provides parking for a number of vehicles and there is planning permission for the addition of a garage to the side of the property. To the rear, the immaculately tended garden extends to a generous size and a westerly aspect with plenty of privacy and sunshine.

The ever-popular village of Barton under Needwood offers a superb array of facilities on the cottage's doorstep, with pubs, gift shops, a Co-Op general store, post office and village hall all centred around the traditional high street. There are rural walks available nearby across the Dunstall Estate and the village offers plenty of sporting clubs and social groups including a ramblers club and WI. Thomas Russell Primary School feeds into the John Taylor Specialist Science School, both of which benefit from an Ofsted 'Outstanding' rating.

Well placed for access to the A38, local towns and cities within easy reach include Burton on Trent, Lichfield, Derby and Birmingham. Lichfield also provides direct rail links to London in 80 minutes and there is a public bus route that runs regularly through the village. The International airports of Birmingham and East Midlands are also within an easy drive.



- Semi Detached Village Home
- Extended & Beautifully Presented
- 'Outstanding' School Catchment
- Porch & Reception Hall
- Lounge & Study/Playroom
- Open Plan Family Dining Kitchen
- Three Double Bedrooms
- Modern Family Bathroom
- Immaculate West Facing Garden
- Parking & Permission for Garage
- Mains Gas CH & Full Double Glazing
- Walking Distance to Village Centre
- Ideal for Commuter Routes & Rail Travel

The solid wood front door opens into a useful Porch, where a bespoke oak and stained glass door opens into the Entrance Hall. Stairs rise to the first floor accommodation and double doors open into a cloakroom storage cupboard which also houses the meters. Doors open into:

Lounge 5.64 x 3.33m (approx. 18'6 x 10'11)
A spacious reception room having window to the front and a fireplace alcove. Double doors open

through to:

Open Plan Family Dining Kitchen 5.77 x 5.17m (approx. 18'11 x 17'0)

A beautifully extended and remodelled space having a large dining/living area and a contemporary fitted kitchen. The kitchen comprises a range of gloss wall and base units having oak butcher block worktops over, housing an inset sink with side drainer, integral appliances including dishwasher, double oven, ceramic hob and wine chiller and spaces for an American fridge freezer and washing machine. There is a door out to the side aspect, a window to the rear and a part vaulted ceiling with skylights provides plenty of natural light. Bifold doors open out to the terrace from the dining area

Playroom 3.4 x 2.44m (approx. 11'2 x 8'0)

Ideal as a home office or snug, having a window to the side aspect and a doors into both the Kitchen and the Entrance Hall. A further door opens into the Cloakroom, which is fitted with recessed wash basin and WC, with an obscured window to the side





Stairs rise to the **First Floor Landing** where there is access to the partially boarded loft, a window to the side and doors opening into:

Master Bedroom 5.86 x 3.35m (approx. 19'3 x 11'0)

A spacious double room having window to the rear aspect. There is ample space to add an en

suite if desired

Bedroom Two 5.1 x 2.68m (approx. 16'9 x 8'10)
Another superb double room having window to the rear aspect

Bedroom Three 3.35 x 2.96m (approx. 11'0 x 9'9)
A third double room having window to the front

Family Bathroom 2.1 x 1.76m (approx. 6'11 x 5'9)

Comprising a contemporary suite having fitted wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled splash backs, a chrome heated towel rail and an obscured window





Outside

The property is set back from Efflinch Lane beyond a recently block paved driveway providing parking for a number of vehicles. A hedge provides privacy to the front aspect, there is exterior lighting to the front and side aspect and a gate leads into the rear garden

Gardens

Enjoying an excellent degree of privacy and a sunny westerly aspect, the rear garden is laid to a paved terrace which leads onto edged lawns with a pathway down the centre. There are exterior power sockets, water points and lighting and a shed to the top of the garden is included in the sale



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.