



85 Ashtree Road, Barton under Needwood, DE13 8LJ



Offered with the benefit of no upward chain is this semi detached family home, offering well proportioned extended interiors, four bedrooms and private south facing gardens. Enjoying a peaceful position in this desirable village location, the property has been extended well within the plot to provide ample garaging and a fourth bedroom, with further potential left to convert the garage to provide additional living space as desired.

The interiors comprise briefly porch, reception hall, lounge, conservatory and kitchen with utility space, with four bedrooms, a master en suite and bathroom off the first floor wrap around landing. Outside, the south facing garden enjoys much privacy and plenty of sunshine, there is parking to the front to a double width drive, carport, a single garage and further tandem garage. The property is serviced by mains gas central heating and double glazed windows.

The property is set in heart of Barton under Needwood on a popular residential street close to nearby shops and a playground. This charming village 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 can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable Distance.



- Attractive Semi Detached Home
- Extended Family Interiors
- Offered with No Upward Chain
- Two Spacious Reception Rooms
- Breakfast Kitchen with Utility
- Spacious Lounge & Conservatory
- Porch & Reception Hall
- Four Bedrooms
- Master En Suite & Bathroom
- South Facing Rear Garden
- Ample Parking, Single & Tandem Garages
- Walking Distance to Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

Kitchen 3.3 x 2.77m (approx. 10'9 x 9'1)

The kitchen is fitted with a range of wall and base units housing an inset sink with side drainer and spaces for a range of appliances including dishwasher, fridge freezer and cooker, having a window to the front and space for a dining table and chairs. Leading into:

Utility Space 1.75 x 1.28m (approx. 5'8 x 4'2)

Fitted with additional worktop space, storage and provisions for a washing machine and tumble dryer, with tiled flooring and a window to the side

Lounge 4.68 x 3.49m (approx. 15'4 x 11'5)

A spacious reception room having a traditional log burner set to granite hearth and sliding doors into:

Conservatory 3.46 x 2.5m (approx. 11'4 x 8'1)

Having windows overlooking the gardens and sliding doors opening out to the rear

The front door opens into a **Porch** with parquet style flooring, leading in turn into:

Reception Hall

With stairs rising to the first floor accommodation, a fitted storage cupboard and doors opening into:





Galleried Landing

Stairs rise to the first floor wrap around landing, having access points to two insulated and partially boarded loft spaces and doors opening into:

Master Bedroom 4.32 x 2.6m (approx. 14'1 x 8'5)

An extended principal bedroom having windows to the rear aspect and private use of:

En Suite 2.6 x 1.2m (approx. 8'5 x 3'11)

Comprising a modern suite having pedestal wash basin, WC and walk in shower, with tiled flooring, tiled splash backs, a heated towel rail and a window to the side

Bedroom Two 3.5 x 2.78m (approx. 11'5 x 9'1)

Another double bedroom having a range of fitted storage and a window to the rear aspect



Bedroom Three 3.68 x 2.73m (approx. 12'0 x 8'11)

With a window to the front aspect

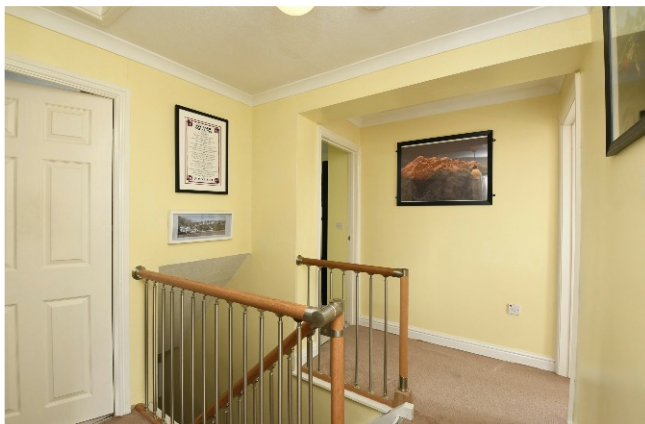
Bedroom Four 2.5 x 2.16m (approx. 8'2 x 7'1)

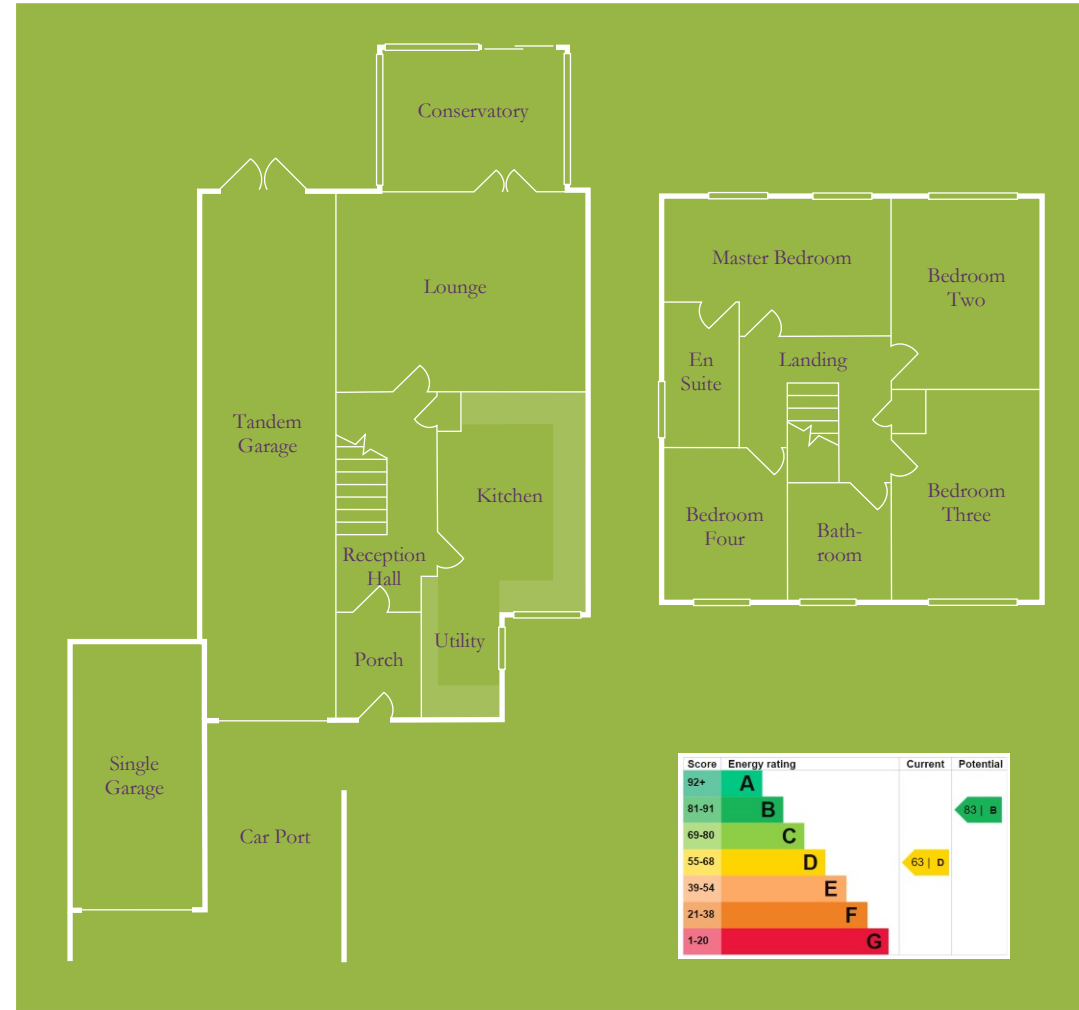
Having a window to the front aspect

Bathroom 2.37 x 1.9m (approx. 7'9 x 6'2)

Comprising pedestal wash basin, WC and bathtub

with shower unit over, with tiled splash backs, a heated towel rail and an obscured window to the front





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Outside

The property is set back from the road beyond a generous frontage, having parking to the front aspect to both a double width drive and car port. There is access into two garages, both having manual entrance doors, power and lighting, and the tandem garage has double doors into the rear

garden. The car port offers loft storage to the pitched roof

Tandem Garage 9.44 x 2.63m (approx. 30'11 x 8'7)

Single Garage 4.87 x 2.53m (approx. 15'11 x 8'3)

South Facing Garden

The beautifully tended garden is laid to a paved terrace, lawns and safely enclosed boundaries.

There are raised beds currently housing a vegetable patch, and the summer house 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.