



33 Westmead Road, Barton under Needwood, DE13 8JP

Offered with no upward chain is this immaculately refurbished semi detached bungalow, benefitting from extended contemporary open plan living, four bedrooms and a peaceful cul de sac setting with rural views to the rear. The property offers accommodation ideal to suit a growing family or downsizers and has recently received a complete refurbishment to include a full rewire, new combi boiler (with 10 year warranty), new windows and a quality refit to the kitchen and three bathrooms. The interiors comprise briefly l shaped reception hall, spacious lounge, stunning open plan living and dining kitchen and wet room to the ground floor, with a double bedroom also offering potential use as a further reception room. To the first floor, there are three bedrooms serviced by a family bathroom and en suite. Outside, there is parking for two vehicles as well as access into a single garage, and the rear garden enjoys an open aspect and a good degree of privacy.

The property lies in heart of Barton under Needwood on the popular Westmead Road. This charming village offers a superb array of amenities within walking distance 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 Manchester, Birmingham and East Midlands lie within a commutable distance.



- Immaculate Semi Detached Bungalow
- Offered with No Chain
- Extended & Refurbished
- Open Aspect & Views to Rear
- Spacious Lounge
- Open Plan Living & Dining Kitchen
- Reception Hall & Wet Room

The front door opens into a spacious **Reception Hall**, having LVT flooring, staircase rising to the first floor and an opening into:

Lounge 6.3 x 3.31m (approx. 20'8 x 10'10)
A spacious reception room having window to the front aspect, feature fireplace recess and double doors through to:

Open Plan Living & Dining Kitchen 6.45 x 6.09m (approx. 21'1 x 19'11)
This impressive space has been extended and is formed by a traditional style kitchen with a large living and dining room off. The kitchen comprises a range of contrasting wall and base units with complimentary work surfaces above, housing inset sink with extendable mixer tap, and a range of

- Four Bedrooms
- En Suite & Family Bathroom
- Generous Gardens, Garage & Parking
- Upgrades to include New Windows, Boiler & Wiring
- Peaceful Cul de Sac Setting
- 'Outstanding' School Catchment

integral appliances including dishwasher, fridge freezer, double oven and an induction hob with extractor above. There are spaces for a washing machine and tumble dryer and the island unit has space below for an entertaining style breakfast bar. LVT flooring extend throughout, there are double doors with full height panels to the rear garden and skylights provide plenty of natural light.

From the **Reception Hall**, a door opens into:

Bedroom Two 3.2 x 2.62m (approx. 10'5 x 8'7)
Having a window to the front, this versatile space is ideal as a ground floor bedroom or additional reception room





Shower Room 1.77 x 1.59m (approx. 5'9 x 5'2)

A wet room style suite comprises fitted wash basin, WC and shower attachment, with tiled splashbacks, tiled flooring, a chrome heated towel rail and obscured window to the side

Stairs rise to the first floor **Landing**, having a fixed roof light and doors opening into:

Master Bedroom 4.44 x 3.56m (approx. 14'6 x 11'8)

A spacious principal bedroom having window to the side and private use of:

En Suite 2.54 x 1.54m (approx. 8'3 x 5'0)

A pocket door opens into the en suite which comprises wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls, a chrome heated towel rail, a skylight, a mirror with



vanity lighting and a door to useful eaves storage

Bedroom Three 3.4 x 2.51m (approx. 11'1 x 8'2)

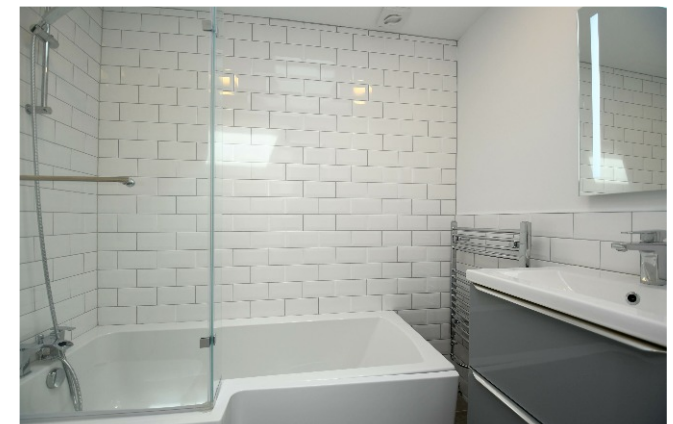
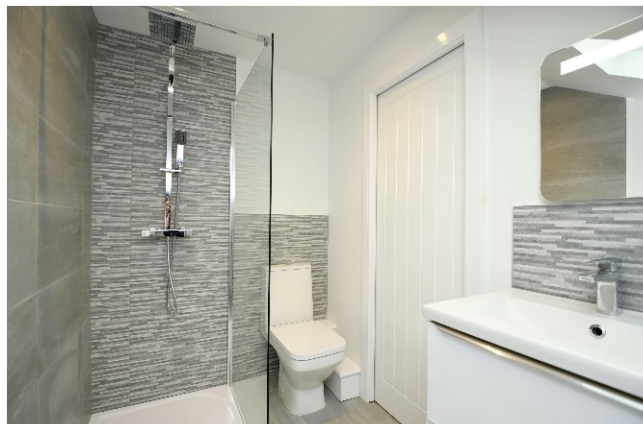
Another double room having a fitted cupboard and a window to the rear with attractive views over a local smallholding

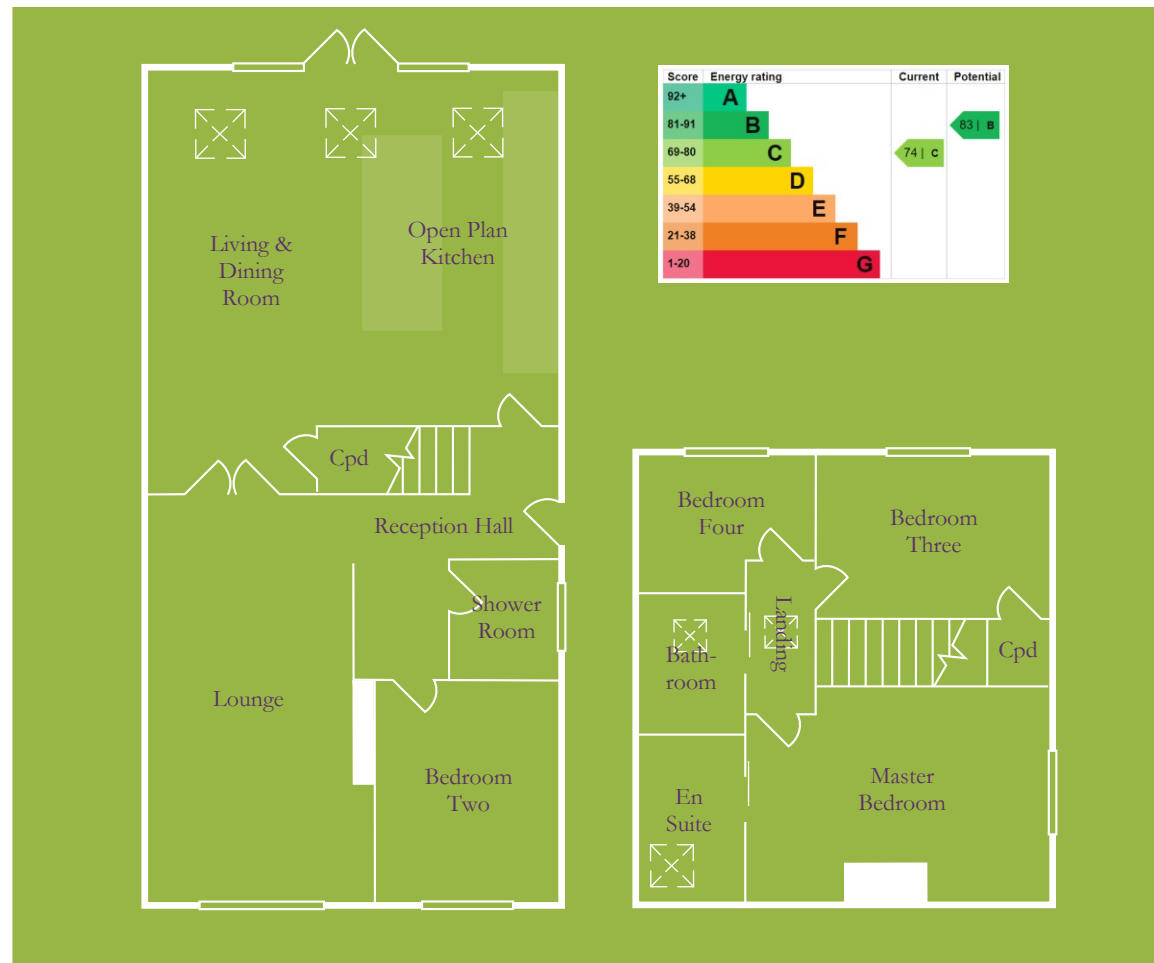
Bedroom Four/Study 2.56 x 2.21m (approx. 8'4 x 7'3) – max

Having a window to the rear aspect enjoying pleasant views

Bathroom 2.13 x 1.54m (approx. 6'11 x 5'0)

A contemporary bathroom suite having wash basin set to vanity unit, WC and bathtub with waterfall tap and shower attachment, with a chrome heated towel rail, a mirror with vanity lighting, tiled flooring, tiled splashbacks and a fixed skylight





Outside

The bungalow is set to the end of the cul de sac, having parking for two vehicles to a driveway at the front and side of the property. A manual entrance door opens to the **Single Garage** and gated access leads to the rear

Gardens

The rear garden extends to a generous size, enjoying a good degree of privacy to all sides. Lawns are edged with mature hedges, and there is exterior lighting, a

water point and a power point. **Please Note**, the gardens will be landscaped prior to completion

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.