



49 Sutton Crescent, Barton under Needwood, DE13 8FE





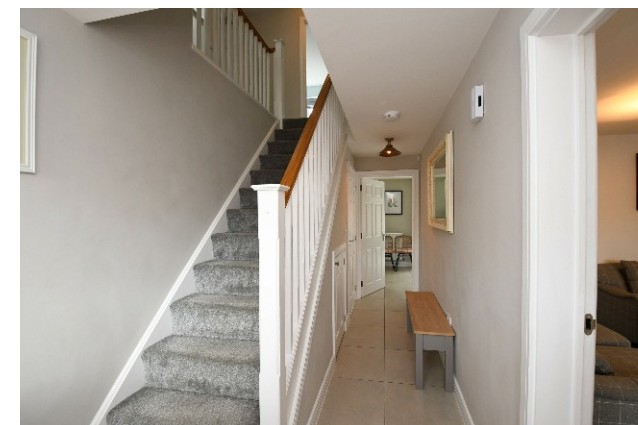
Enjoying a pleasant open aspect to the rear and extensive family accommodation is this modern detached home, benefitting from beautifully presented interiors, five bedrooms including a stunning master suite to the second floor, and an immaculately landscaped rear garden. Enjoying prime position on the desirable Barton Manor, this spacious family home briefly comprises central reception hall, generous lounge, open plan dining kitchen, utility and cloakroom to the ground floor, with four bedrooms, two en suites and a family bathroom to the first floor. The loft has also been converted to create a luxurious master suite with shower room and walk in wardrobe. Outside, there is parking and a single garage

to the front, and immaculately landscaped gardens are laid to the rear enjoying an excellent degree of privacy and an open aspect onto protected woodland. Completed in 2016, the property retains around three years NHBC guarantee and is serviced by mains gas central heating and full double glazing.

The charming village of Barton under Needwood, a popular choice for both families and couples alike, offers an array of amenities including coffee shops, gift shops, a post office, newsagent, local store, GP surgery, dental practice, library and a stunning Tudor church. Holland Sports club is a short walk from the property and plays host to an array of sporting

activities for all ages including rugby, football, cricket, tennis and more. The village is well served by the state schools Thomas Russell and John Taylor Specialist Science School, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free School also lies conveniently nearby in the local village of Tatenhill. 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 are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.

- Modern Detached Family Home
- Spacious Extended Interiors
- Popular Modern Development
- Open Plan Dining & Living Kitchen
- Spacious Lounge, Utility, Cloakroom
- Five Good Sized Bedrooms
- Master Suite with Walk in Wardrobe & Shower Room
- Two Further En Suites & Bathroom
- Secluded Landscaped Gardens
- Woodland Aspect to Rear
- Parking & Single Garage
- 3 Years NHBC Warranty
- Walking Distance to Village Centre & 'Outstanding' Schools
- Well Placed for Commuter Routes, Rail Travel & International Airports







The composite front door opens into:

#### Reception Hall

A spacious welcome to this modern family home, having tiled flooring, staircase rising to the first floor with storage beneath, and doors opening into:

#### Lounge 5.93 x 3.42m (approx. 19'5 x 11'2)

A spacious and well presented reception room having bay window to the front aspect, recently laid engineered wood flooring and electricity points to allow for the installation of an electric fire

#### Open Plan Living & Dining Kitchen 8.34 x 3.74m (approx. 27'4 x 12'3)

This contemporary open plan space comprises a comprehensively fitted kitchen and spacious family room offering both living and dining areas. The **Kitchen** is fitted with a range of wall and base units having complementary worktops over, housing an inset sink with side drainer and a range of integral appliances including dishwasher, fridge freezer, double oven and gas hob with extractor above. Tiled flooring extends into the **Living & Dining Area** where there are double doors out to the gardens. A door from the **Kitchen** opens into:

#### Utility 1.74 x 1.61m (approx. 5'8 x 5'3)

Fitted with base units housing an inset sink with side drainer and spaces for both a washing machine and tumble dryer, with tiled flooring and a door out to the gardens. The boiler is also housed in here

#### Cloakroom

Fitted with pedestal wash basin WC, with tiled flooring and tiled splash backs



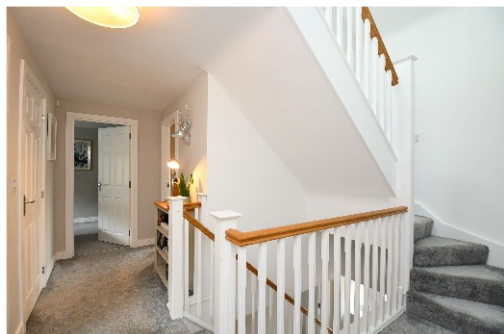


Stairs rise from the **Reception Hall** to the first floor **Landing**, where doors open into four of the bedrooms, the family bathroom and to the **Airing Cupboard**. The stairs continue to the **Second Floor Landing**, where a loft conversion has been completed to create a luxurious master suite

**Master Bedroom** 4.97 x 4.92m (approx. 16'3 x 16'1)  
A generous principal bedroom, having a skylight to the front and windows to the rear enjoying an open outlook over mature woodland

**En Suite** 3.07 x 1.81m (approx. 10'0 x 5'11)  
A beautifully appointed suite comprises wash basin set to marble topped vanity unit, WC and oversized walk in shower, with tiled splash backs, tiled flooring, a chrome heated towel rail and an obscured window to the rear

From the landing, there is a skylight and a doorway opens into the fabulous **Walk in Wardrobe** 3.75 x 1.73m (approx. 12'3 x 5'8) – restricted head height, having a skylight, a range of fitted hanging space and storage





**Bedroom Two** 5.23 x 4.4, 3.45m (approx. 17'1 x 14'5, 11'3)

A superb second bedroom suite, having a bay window to the front, a range of fitted wardrobes and private use of:

**En Suite** 1.96 x 1.67m (approx 6'5 x 5'5)

Comprising a modern suite having fitted wash basin, WC and double shower, with tiled flooring, half tiling to walls, a chrome heated towel rail and an obscured window to the front aspect

**Bedroom Three** 4.06 x 2.63m (approx 13'4 x 8'7)

Another good sized bedroom having a window to the rear with pleasant woodland views and a door opening into:

**En Suite** 1.92 x 1.18m (approx. 6'3 x 3'10)

Fitted with pedestal wash basin, WC and double shower, with tiled flooring, half tiling to walls, an obscured window to the rear and a chrome heated towel rail

**Bedroom Four** 3.03 x 2.78m (approx 9'11 x 9'1)

A fourth double room having window to the rear

**Bedroom Five** 2.92 x 2.72, 1.76m (approx. 9'7 x 8'11, 5'9)

An ideal single bedroom or study, having a window to the front

**Bathroom** 1.96 x 1.68m (approx. 6'5 x 5'6)

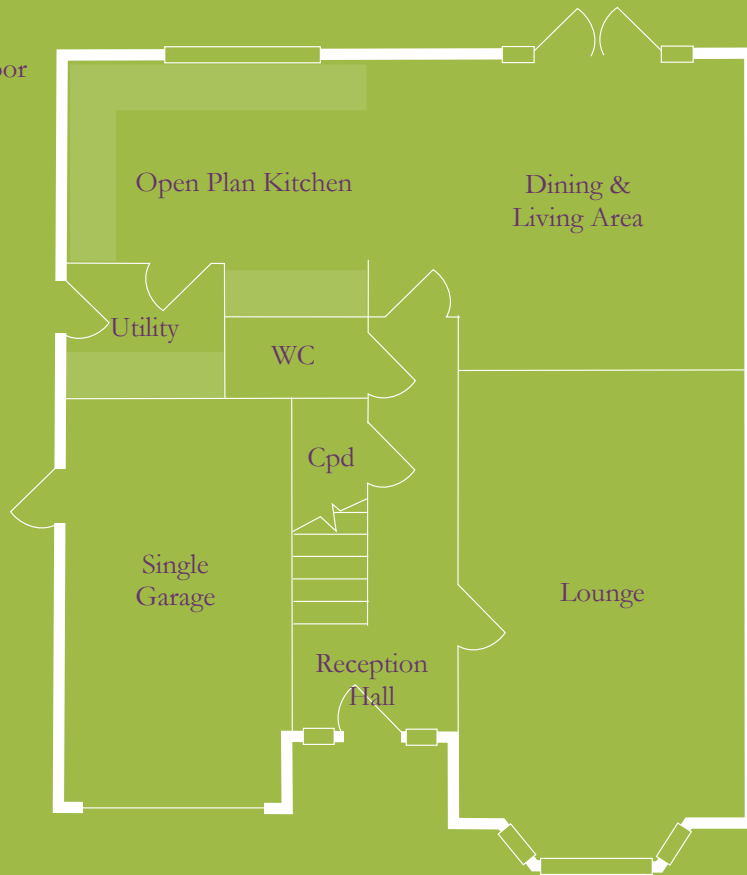
A modern suite comprises fitted wash basin, WC and bathtub with shower attachment, having tiled flooring, half tiling to walls, a chrome heated towel rail and an obscured window to the side



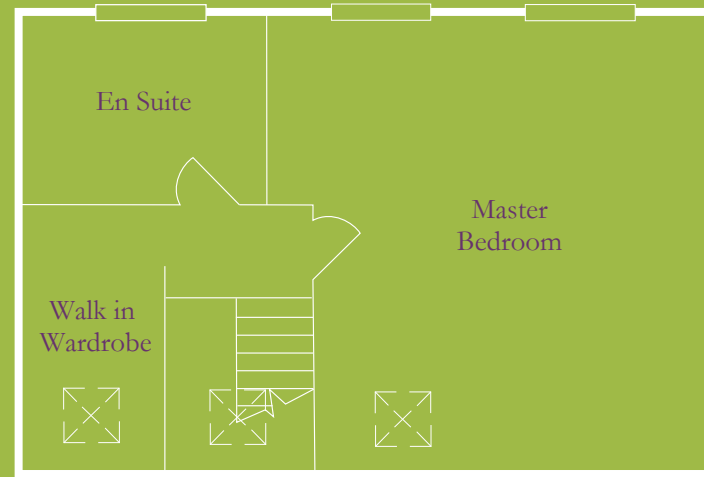




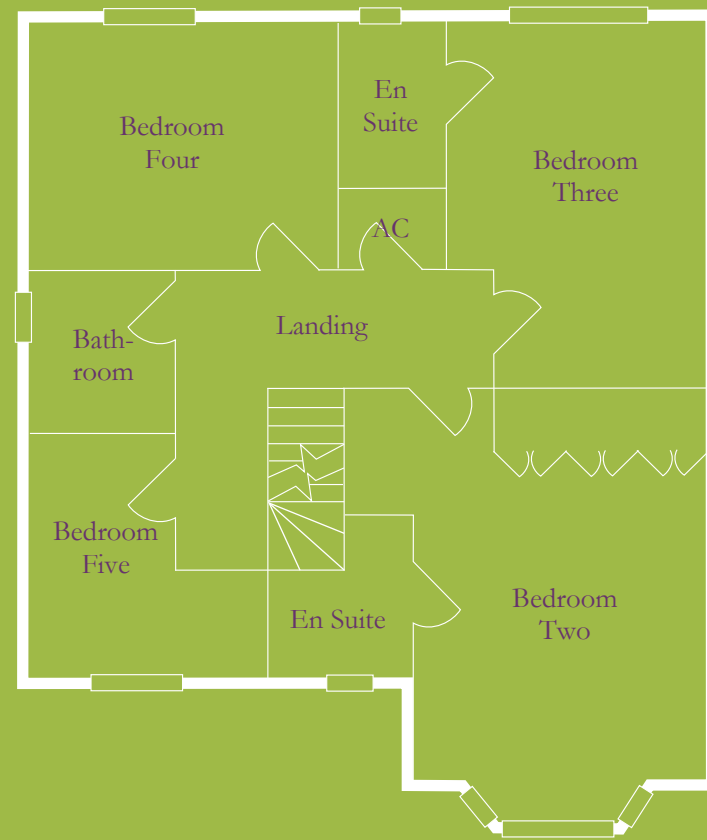
Ground Floor



Second Floor



First Floor







### Outside

The property lies on a popular modern development in Barton under Needwood, being within walking distance of the superb range of amenities and schools the village has to offer. To the front aspect, the property benefits from parking for two vehicles to a block paved driveway as well as well tended foregardens, and a manual door opens into the **Single Garage**. Gated access to the side leads to the rear garden

### Landscaped Gardens

The rear gardens have been beautifully landscaped to an exceptional standard, featuring various paved terraces and shaped lawns. Oak sleeper and brick edged borders are stocked with a variety of shrubs and flower, the garden enjoys an excellent degree of privacy as well as an open outlook over mature woodland to the rear, and there is exterior lighting and a water point

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.