



113 Main Street, Barton under Needwood, DE13 8AB



Overlooking tranquil rural views to the rear aspect is this immaculate detached home, offering beautifully refurbished interiors, four double bedrooms including a versatile ground floor bedroom suite, and south facing landscaped gardens. Having been extended and remodelled to a superb standard, the property features quality finishes including a contemporary oak and glass staircase, modern kitchen and bathrooms and a pergola with electric roof slats, alongside well proportioned interiors ideal to suit a growing family, couple or downsizers looking for a prestigious address within this desirable village.

The immaculate interiors comprise briefly L shaped reception hall which leads into two

reception rooms and the family dining kitchen, with bifold doors opening out from the dining room and kitchen to the terrace and south facing gardens. Also to the ground floor are a cloakroom and utility, with the utility giving internal access to the workshop and single garage. To the first floor there are three double bedrooms and a modern family bathroom, with a ground floor en suite fourth bedroom offering guest bedroom space or the opportunity for single storey living. Outside, a sweeping driveway rises to the front aspect having off road parking for a number of vehicles, electric shutter doors into the workshop and single garage, and beautifully tended fore gardens. Enjoying a sunny south-facing aspect, the rear garden has been landscaped to a superb

standard, having a paved terrace, shaped lawns and a summer house, with a post and rail fence highlighting idyllic rural views which can also be appreciated from all rear facing windows. The property is serviced by mains gas central heating (combi boiler) and 2022 double glazed windows.

The property benefits from a desirable address in the charming village of Barton under Needwood, a prime location with superb amenities, Outstanding schools and local commuter routes all within a short walk. This desirable rural community is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practise, and a stunning Tudor church. Holland Sports club lies in the

heart of the village 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, and there are an excellent array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone. The local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities as well as 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.



- Detached Village Home on Desirable Road
- South Facing Plot & Open Views to Rear
- Extended & Immaculately Refurbished
- Spacious Lounge & Dining Room
- Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Three Further Double Bedrooms
- Modern Family Bathroom
- Ground Floor En Suite Bedroom
- Beautifully Landscaped Garden with Summer House
- Ample Parking, Single Garage & Workshop
- Elevated Position with Views to Front
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel



The composite entrance door opens into the L shaped **Reception Hall**, an attractive welcome to this family home, having engineered oak flooring, a window to the side, and a contemporary oak and glass staircase rising to the first floor with storage below. Oak doors open into:

**Lounge** 4.95 x 3.6m (approx. 16'2 x 11'10)

A generous reception room having a window to the front, remote controlled living flame gas fireplace, engineered oak flooring and a picture window highlighting the idyllic views to the rear

**Dining Room** 3.48 x 3.02m (approx. 11'5 x 9'11)

Another immaculate reception room having bifold doors opening out to the rear aspect and engineered oak flooring

**Family Dining Kitchen** 7.2 x 3.44m (approx. 23'6 x 11'3)

Having been extended and refitted to a superb standard, the **Kitchen** comprises a range of oak wall and base units with quartz work surfaces over, housing an inset stainless steel sink and integrated appliances including dishwasher, fridge, Neff induction hob with extractor above and Neff oven with warming drawer below. Tiled flooring extends into the **Dining Area** where full height windows overlook garden and rural views, with bifold doors to the side leading out to the south facing terrace and gardens. An oak and glazed door opens into:

**Utility** 2.67 x 1.45m (approx. 8'9 x 4'8)

Fitted with wall and base units housing an inset sink and spaces for a washing machine, fridge and freezer, with tiled flooring and a door opening into the **Workshop and Garage**

**Cloakroom**

Accessed from the **Reception Hall** and being fitted with wash basin set to vanity unit, WC, tiled flooring and an obscured window to the side





A contemporary oak and glass staircase rises to the first floor landing, having windows to the side and front of the property enjoying pleasant views towards the Dunstall Estate. Oak doors open into:

**Master Bedroom** 4.98 x 4.5, 2.97m (approx. 16'4 x 14'9, 9'8)

A spacious principal bedroom having dual aspect windows to the front and rear and a range of fitted wardrobes

**Bedroom Three** 4.32 x 3.36m (approx. 14'2 x 11'0) - max

Having a window to the rear overlooking rural views

**Bedroom Four** 3.5 x 3.0m (approx. 11'6 x 9'10)

A fourth double room having twin skylights to the rear aspect enjoying open views

**Family Bathroom** 2.4 x 2.1m (approx. 7'11 x 6'10)

A modern suite comprise wash basin and WC set to vanity units providing storage and a freestanding double ended bathtub, with tiled flooring, tiled walls, an obscured window and a heated towel rail

**Guest Bedroom Two** 3.92 x 3.5m (approx. 12'10 x 11'6)

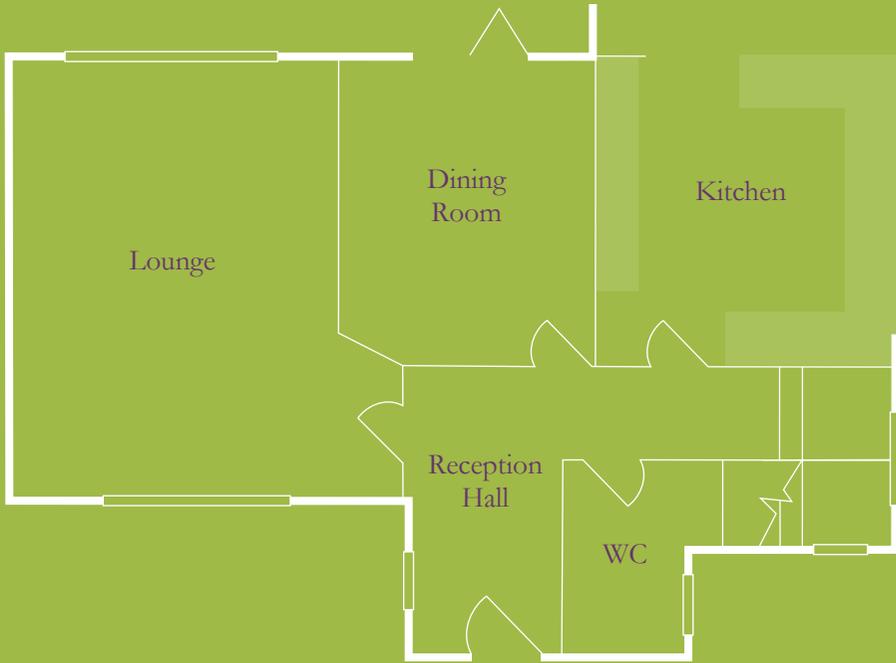
Set to the ground floor, this double bedroom has a double fitted wardrobe and a full height window to the rear, as well as private use of:

**En Suite** 2.99 x 1.68m (approx. 9'9 x 5'6)

Comprising wash basin set to vanity unit, WC and double walk in shower, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window to the rear. Double doors open to an **Airing Cupboard** having fitted shelving and a radiator









### Outside

The property is set at an elevated position back from Main Street, having established gardens and a sweeping tarmac driveway with parking for a number of vehicles. Gated access leads to the rear garden

**Single Garage** 5.7 x 2.62m (approx. 18'8 x 8'7)  
 With power, lighting and an electric roller door to the front

**Workshop** 3.2 x 2.76m (approx. 10'6 x 9'0)  
 Also having an electric roller door, power and lighting, the combi boiler is housed in here, and a courtesy door opens into the **Utility**

### South Facing Garden

The rear garden has been landscaped to a superb standard, having a raised terrace leading down to shaped lawns and flowerbeds stocked with a variety of shrubs and foliage. Included in the sale is a fabulous **Pergola** with electric slatted roof, and the terrace extends to one side where there is a **Summer House**, and a post and rail fence encloses the boundary highlighting the idyllic farmland views to the rear



## EPC in Progress

**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.