



7 Park Close, Barton under Needwood, DE13 8EX



Set within corner plot gardens on this desirable cul de sac is this attractive, modernised detached home, offering well proportioned family interiors, four good sized bedrooms and a prime setting within the popular village of Barton under Needwood. Offering plenty of space to suit a growing family, the property has received upgrades to include a remodelled, open plan family dining kitchen and a refitted en suite, with two separate reception rooms presenting both a formal lounge and snug ideal as a separate playroom or home office. The central reception hall opens into the lounge, study/snug and cloakroom, with a fabulous L shaped dining and living kitchen extending across the rear of the property with bifold doors opening out to the gardens. to the first floor there are four bedrooms, three being doubles with fitted wardrobes, serviced by a family bathroom and refitted en suite. Outside, there are well tended lawned gardens to the front and side, with private drive providing parking for a number of vehicles. An electric roller door opens to a useful garage store which also houses a utility space, and the rear garden offers a pleasant space to enjoy the peaceful location.

The property resides on a popular cul de sac being within an easy walk of the village centre and the excellent array of amenities offered. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, GP surgery, dental practice and a stunning Tudor church. Holland Sports club lies off Eflinch Lane and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more.

The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science School. For local leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges Park, both of which offer a members only gym, and there are a number of golf clubs in the surrounding area. 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.

- Detached Family Home
- Beautifully Presented & Upgraded
- Peaceful Cul de Sac Setting
- Open Plan Living & Dining Kitchen
- Lounge & Snug/Study
- Reception Hall & Cloakroom
- Four Good Sized Bedrooms
- Refitted En Suite & Family Bathroom
- Parking for Three & Garage Store
- Walled Rear Garden
- Walking Distance to Village Amenities
- Desirable Village Location
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

Reception Hall

A spacious welcome to this double fronted home having stairs rising to the first floor, LVT flooring and doors opening into:

Lounge 6.55 x 3.65m (approx. 21'6 x 10'0)

A well presented reception room having a window to the front, double doors opening out to the rear garden and a gas fireplace set to carved mantelpiece

Snug/Playroom 3.49 x 3.24m (approx. 11'4 x 10'8)

Another versatile reception room having a window to the front, being an ideal playroom or study

Cloakroom

Having wash basin, WC and an obscured window to the front

Open Plan Living & Dining Kitchen 7.5 x 5.73m (approx. 24'8 x 18'10)

A well appointed and beautifully remodelled space formed by a modern kitchen, formal dining space and family room with bifold doors opening out to the rear garden. The **Kitchen** comprises a range of contrasting wall and base units with Quartz







worksurfaces over, housing an inset one and a half sink and comprehensive integrated appliances including dishwasher, double oven, gas hob, microwave, fridge, freezer and washing machine. There are windows facing the rear aspect and LVT flooring extends into the **Dining Area** where there is a door into the garage. In turn, the dining area leads into the **Family Room** where there is an Orangery ceiling lantern providing plenty of natural light as well as windows to the rear

Stairs rise to the **First Floor Landing** where there is access to the loft, as well as doors into the **Airing Cupboard** and bedrooms:

Master Bedroom 4.2 x 4.14m (approx. 13'9 x 13'9)
A spacious principal bedroom having a window to the front and a recessed wardrobe

En Suite
A modern refitted shower room having wash basin



set to vanity unit, WC and walk in shower, with tiled walls and an obscured window to the front

Bedroom Two 4.2 x 3.92 (approx. 13'9 x 12'10)
A double bedroom having a window to the front and mirror fronted fitted wardrobes

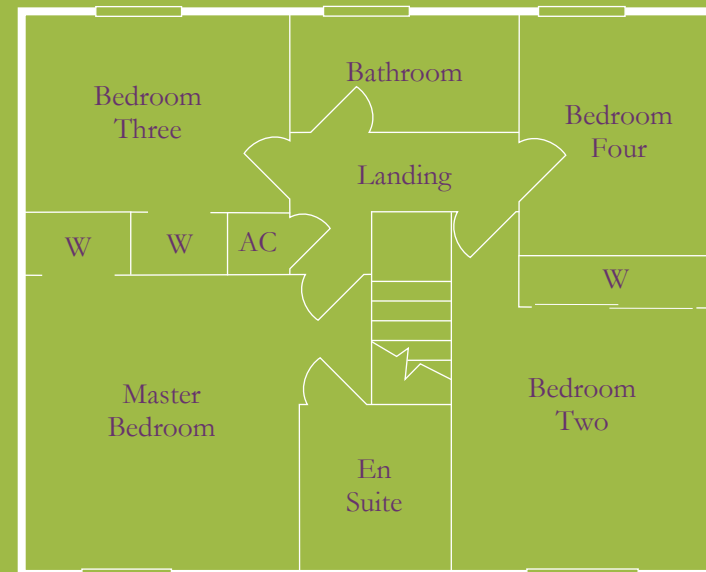
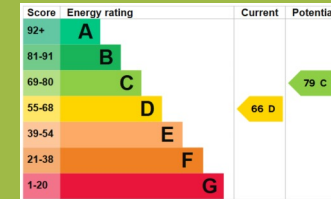
Bedroom Three 3.12 x 3.05m (approx. 10'3 x 10'0)
A third double room having a window to the rear and a recessed wardrobe

Bedroom Four 2.82 x 2.3m (approx. 9'3 x 7'6)
A good sized fourth bedroom having a window to the rear

Family Bathroom
Comprising a modern white suite having wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled flooring and an obscured window to the rear







Outside

The property is set on a good sized corner plot, having lawned gardens extending to the front and side. A tarmac driveway to the front provides parking for a number of vehicles as well as access into a useful garage store, and mature foliage provides privacy to the front aspect

Garage Store 3.1 x 2.5m (approx. 10'1 x 8'2)

With power, lighting, an electric entrance door to the front and provisions for a washing machine

Rear Garden

A well tended garden extends to the rear aspect, having a block paved terrace leading onto shaped

lawns. The garden is enclosed with walled and fenced boundaries, with mature foliage and shrubs create secluded seating and entertaining areas. There is space for a hot tub (existing as separate negotiation), and the property benefits from exterior lighting, power and a water point. Gated access also opens out to the front aspect

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.