



98 Park Road, Barton under Needwood, DE13 8DB



Overlooking pleasant open views to the rear is this well presented detached family home, benefitting from recently modernised interiors, four bedrooms and superb outside space including ample parking, a detached workshop and a generous rear garden. Residing on a popular lane in the sought after village of Barton under Needwood, the property has previously received upgrades to include a new kitchen, bathroom and Solar Panels with a Feed in Tariff in place, and offers plenty of potential to extend and remodel as desired (STPP). The interiors comprise entrance hall, spacious lounge dining room, conservatory, kitchen and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a family bathroom. There is parking for around four vehicles to the front as well as gated access to a car port, with a detached workshop with greenhouse also set to the rear. The garden extends to a superb size and provides a pleasant space to enjoy the peaceful location whilst overlooking open farmland views to the rear. The property is serviced by double glazed windows and mains gas central heating via a combi boiler.

- Attractive Detached Family Home
- Open Rural Views to Rear
- Well Presented & Modernised
- Excellent Potential to Extend (STPP)
- Solar Panels with FiT
- Two Reception Rooms & Conservatory
- Conservatory, Entrance Hall & Cloakroom
- Four Good Sized Bedrooms
- Refitted Shower Room
- Generous Garden with Open Aspect
- Ample Off Road Parking
- Detached Workshop & Greenhouse
- 'Outstanding' School Catchment

The UPVC entrance door opens into an **Entrance Hall**, having window to the side and doors into the cloakroom and:

**Lounge** 4.8 x 4.04m (approx. 15'9" x 13'3")  
A generous and well presented reception room having a bay window to the front, electric fireplace and a door opening to:

Within a short walk of the property is the Barton under Needwood village centre, where the character High Street is home to 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 Efflinch 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.

**Dining Room** 3.76 x 3.07m (approx. 12'4" x 10'1")  
Another immaculate reception room having a contemporary oak and glass staircase rising to the first floor, a door into the kitchen and sliding doors into:

**Conservatory** 3.32 x 2.8m (approx. 10'11" x 9'2")  
With tiled flooring, pleasant garden views and a door opening out to the side

**Kitchen** 4.34 x 2.84m (approx. 14'3" x 9'4")  
The kitchen has been refitted with a range of wall and base units housing inset sink with side drainer and an integrated dishwasher, with further spaces for a fridge freezer and washing machine. A window overlooks the rear garden, a door opens out to the car port to the side and there is a useful fitted pantry store beneath the stairs

**Cloakroom**  
Refitted with wash basin set to vanity unit and WC, with an obscured window and space for coats and shoes storage











A contemporary oak and glass staircase rises to the first floor **Landing**, where there is access to the loft via a drop down ladder and a door opening to the shelved **Airing Cupboard** which also house the combi boiler. Further doors into:

**Master Bedroom** 3.53 x 3.5m (approx. 11'7 x 11'6)  
A generous double room having fitted wardrobes, further upper level fitted storage and a window to the front with pleasant views over Park Road and towards countryside beyond

**Bedroom Two** 3.1 x 2.87m (approx. 10'2 x 9'5)  
With fitted wardrobes and a window to the rear enjoying open rural views



**Bedroom Three** 2.8 x 2.23m (approx. 9'2 x 7'4)  
Currently used as a study, having a window to the front

**Bedroom Four** 3.18 x 1.96m (approx. 10'5 x 6'5)  
A window to the rear enjoys garden and countryside views

**Family Bathroom** 2.0 x 1.68m (approx. 6'7 x 5'6)  
Fitted with wash basin set to wall hung vanity unit, WC and corner shower, with tiled walls, heated towel rail and an obscured window to the side











## Outside

The property is set back from Park Road beyond a generous frontage laid to a brick edged tarmac driveway with ample parking and well attended for gardens. There is a pleasant open green opposite, and double gates open to a **Car Port** 5.68 x 2.46m (approx. 18'8 x 8'1) to the side aspect which in turn leads to the rear garden and:

## Detached Workshop/Store 6.1 x 2.26m (approx. 20'0 x 7'5)

With manual entrance door to the front, a window to the front, power and lighting. An opening also leads through to a useful **Greenhouse** at the rear of the garage, and a second pedestrian door opens out to the side

## Rear Garden

Enjoying a sunny aspect and rural views, the rear garden extends to a generous size and is immaculately maintained throughout. Shaped lawns are edged with neatly stocked flowerbeds, and there is an established kitchen garden to the top of the garden. The size and aspect of the garden offer super potential to extend as desired (subject to relevant permissions). There is exterior power, exterior lighting and a water point

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**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.