



37 Station Road, Barton under Needwood, DE13 8DR



Standing within a beautifully landscaped garden plot in the heart of Barton under Needwood is this immaculately refurbished three bedroom detached home, presenting an ideal family home or downsize move in this premier village setting.

Having been thoroughly refurbished throughout, this attractive dormer bungalow offers contemporary open plan living alongside a separate lounge and study/fourth bedroom, with three bedrooms to the first floor serviced by a modern bathroom, en suite and ground floor shower room. Upgrades include a new boiler, new plumbing system, radiators

and boiler, a new roof, and a full internal refit, with an extension adding full height ceilings to the first floor bedrooms well as remodelled living accommodation to the ground floor. Outside there is a beautifully landscaped garden enjoying a good degree of privacy to the rear, a single garage with utility space and ample parking to the front, and the property is serviced by mains drainage, gas central heating and double glazed windows.

Within a few minutes' 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.



- Detached Dormer Bungalow
- Desirable Village Setting
- Extended & Refurbished throughout
- Reception Hall, Lounge & Study
- Open Plan Dining & Living Kitchen
- Ground Floor Shower Room
- Three Good Sized Bedrooms
- Master En Suite & Bathroom
- Landscaped Rear Garden
- Single Garage with Utility Space
- Ample Off Road Parking
- Upgraded to include Rewired, Re-Plumbed, Windows, Boiler & Roof
- 'Outstanding' School Catchment



**Reception Hall** 3.3 x 2.5m (approx. 10'10 x 8'3)

A spacious welcome to this immaculate home, having Invictus LVT flooring which extends throughout much of the ground floor, a modern oak and glass staircase rising to the first floor and a useful fitted cloakroom cupboard. Oak doors open into:

**Open Plan Family Living & Dining Kitchen** 7.16 x 3.3m (approx. 23'6 x 10'10)

A fabulous L shaped space having a comprehensively fitted **Kitchen, Family Room** with double doors opening out to the rear garden and a formal **Dining Area**. The **Kitchen** comprises a range of shaker style wall and base units with solid oak worksurfaces over, housing an inset one and a half sink with side drainer and integrated appliances including fridge freezer, dishwasher, electric hob with extractor above, self cleaning oven, additional combination microwave oven and a plinth heater. There is a breakfast bar to one side, and the **Dining Area** 3.87 x 2.6m (approx. 12'8 x 8'5) has a window to the front

**Lounge** 3.52 x 3.25m (approx. 11'6 x 10'7)

A cosy sitting room having a window to the front and a contemporary, panoramic remote controlled fire (electric) with space for a recessed TV above

**Study** 2.45 x 2.3m (approx. 10'9 x 8'0)

An ideal home office or occasional bedroom, having a picture window to the rear

**Ground Floor Shower Room** 2.0 x 1.52m (approx. 6'6 x 5'0)

Comprising a modern suite having wash basin, WC and a double walk in shower, with LVT flooring, wall panelling, a heated towel rail and an obscured window to the rear





Stairs rise to the **First Floor Landing** where there is access to eaves storage and doors opening into:

**Master Bedroom** 4.85 x 4.02m (approx. 15'2 x 13'2)

A generously proportioned principal bedroom suite, having dual aspect windows, a range of fitted wardrobes and access to eaves storage. Having private use of:

**En Suite** 1.8 x 1.7m (approx. 5'10 x 5'6)  
Comprising a modern suite having wash basin set to vanity unit, WC and corner cubicle with electric shower unit, having a heated towel rail, wall paneling and an obscured window to the rear

**Bedroom Two** 3.78 x 2.95m (approx. 12'5 x 9'8)  
Another double room having a window to the front



**Bedroom Three** 4.54 x 2.45m (approx. 14'10 x 8'0)

A good sized third bedroom, having dual aspect windows to the front and side

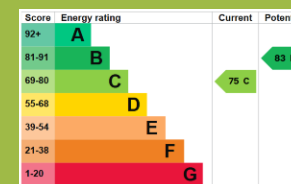
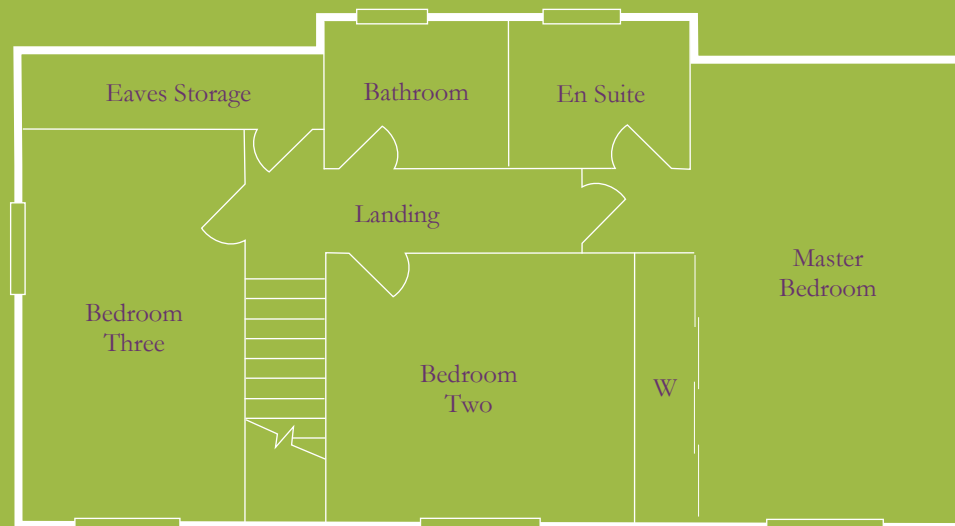
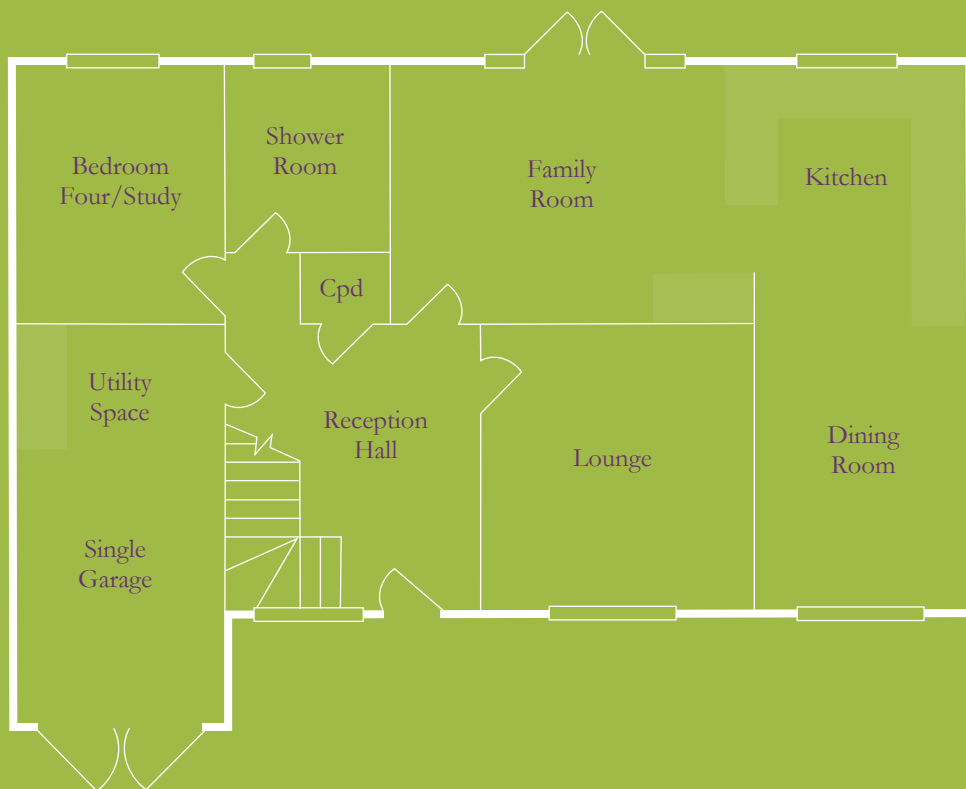
**Family Bathroom** 1.78 x 1.67m (approx. 5'10 x 5'5)

Another modern suite comprises wash basin set to vanity unit, WC and bathtub with additional shower

attachment, having wall panelling, LVT flooring, a heated towel rail and an obscured window to the rear







## Outside

The property is set back from the lane beyond a generous frontage, having a block paved driveway providing parking for a number of vehicles. Lawned gardens also extend to the front providing potential to extend the parking further is required

## Single Garage 4.95 x 2.52m (approx. 16'3 x 8'3)

Manual double doors open to the front and the garage has power, lighting and an interior door into the **Reception Hall**. There is a useful **Utility Space** with a radiator a worktop housing spaces for a washing machine and tumble dryer beneath, and the Worcester boiler is also housed in here

## Rear Garden

Having been landscaped to a superb degree, the rear garden is laid to a paved terrace, shaped lawns and neatly stocked flower beds, with both a pergola and a further terrace providing additional sunny seating areas. An area to one side houses a shed and a useful storage area as well as gated access to the front, and there is exterior power, water and lighting

**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.