



9 Thornhill Close, Barton under Needwood, DE13 8DJ



Residing on a peaceful cul de sac in the sought after village of Barton under Needwood is this beautifully presented detached family home, benefitting from generously extended interiors, four bedrooms and superb outside space including ample parking, a detached garage and landscaped gardens. Being offered with the benefit of no upward chain, the property has previously received a double storey extension and offers well maintained interiors, modern bathrooms fittings and a quality fitted kitchen with integrated appliances. The interiors comprise: entrance hall, spacious lounge with study area, dining room, conservatory, breakfast kitchen

and cloakroom to the ground floor, with four bedrooms to the first floor serviced by both a family bathroom and a master en suite. Three of the bedrooms also feature fitted wardrobes, one of which has been bespoke designed to create ample additional storage space. There is parking for four to five vehicles to the front as well as access into the detached garage, and the rear garden has been immaculately landscaped and provides a pleasant space to enjoy the peaceful location. The property is serviced by double glazed windows and mains gas central heating.

The property benefits from a prestigious

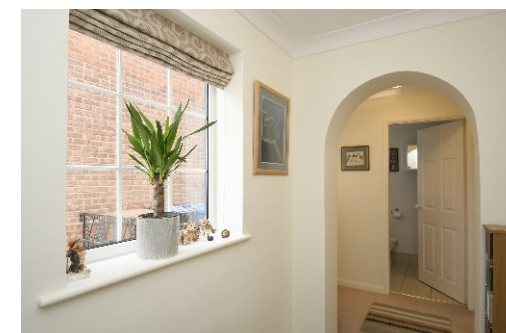
address in Barton under Needwood. This charming village is home to a superb array of amenities within walking distance from the property, including coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club also lies off Efflinch Lane 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 Infants and Primary and John Taylor Specialist Science School. Independent schools within easy reach in Repton, Denstone College and

Lichfield Cathedral. 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.



- Executive Detached Family Home
- Offered with No Upward Chain
- Generously Extended Family Interiors
- 'Outstanding' School Catchment
- Two Spacious Reception Rooms
- Conservatory & Breakfast Kitchen
- Entrance Hall & Cloakroom with WC
- Four Bedrooms (Three Doubles)
- En Suite Bathroom & Family Bathroom
- Landscaped Gardens with Shed
- Parking for 4/5 Vehicles
- Detached Garage with Electric Door
- Peaceful Cul de Sac Setting
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes

A modern, high specification front door opens into the Entrance Hall, having two windows to the side aspect and a door into the Cloakroom. A further door opens into:





#### **Cloakroom**

Fitted with a modern suite having pedestal wash basin and WC, with an obscured window to the side and hanging space for coats to one side

#### **Lounge** 4.87 x 4.7m (approx. 15'11 x 15'5)

A generously extended reception room having a large bay window to the front and a gas fireplace. The lounge is large enough to also accommodate space for a study area, and a door opens into:

#### **Dining Room** 3.75 x 3.45m (approx. 12'3 x 11'3)

Another well presented reception room having a door opening into the kitchen and stairs rising to the first floor accommodation. Sliding doors open through to the **Conservatory**

#### **Kitchen** 3.75 x 2.85m (approx. 12'3 x 9'4)

Fitted with a range of wall and base units with complementary work surfaces over, housing inset one and a half sink with side drainer, space for a washing machine and quality integrated appliances including oven, microwave/oven, gas hob with extractor and Bosch dishwasher. There is a window to the rear, the worktops extend to one side to provide a breakfast bar, and the kitchen has a door opening out to the side

#### **Conservatory** 3.8 x 2.8m (approx. 12'5 x 9'2)

An attractive living space having tiled flooring, windows overlooking the gardens and double doors opening out to the side. The conservatory has power and wall lighting as well as a wall mounted electric radiator which is included in the sale





Stairs rise to the **First Floor Landing**, where there is a large shelved **Airing Cupboard** and access into the loft. Doors open into:

**Master Bedroom** 4.87 x 3.43m (approx. 15'11 x 11'3)  
A spacious principal bedroom having a large window to the front, range of fitted wardrobes and a further mirror fronted wardrobe which is included in the sale. with private use of:

**En Suite Bathroom** 2.15 x 2.01m (approx. 7'0 x 6'7)  
A modern suite comprises wash basin set to vanity units, WC and bathtub with Aqualisa digital shower unit over, having tiled flooring, half tiling to walls a heated towel rail and an obscured window to the side

**Bedroom Two** 3.78 x 2.56m (approx. 12'4 x 8'4)  
Another generous double room having a window to the front and bespoke designed mirror fronted wardrobe housing ample hanging space and storage

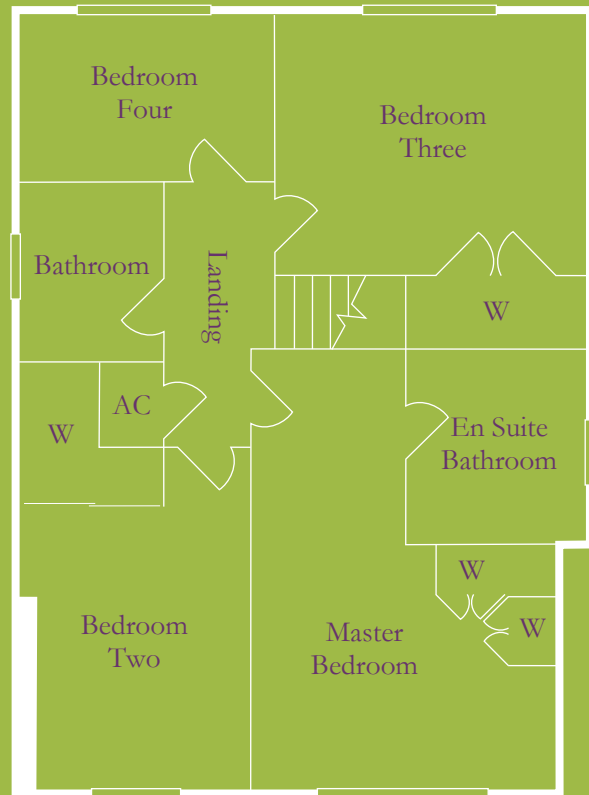
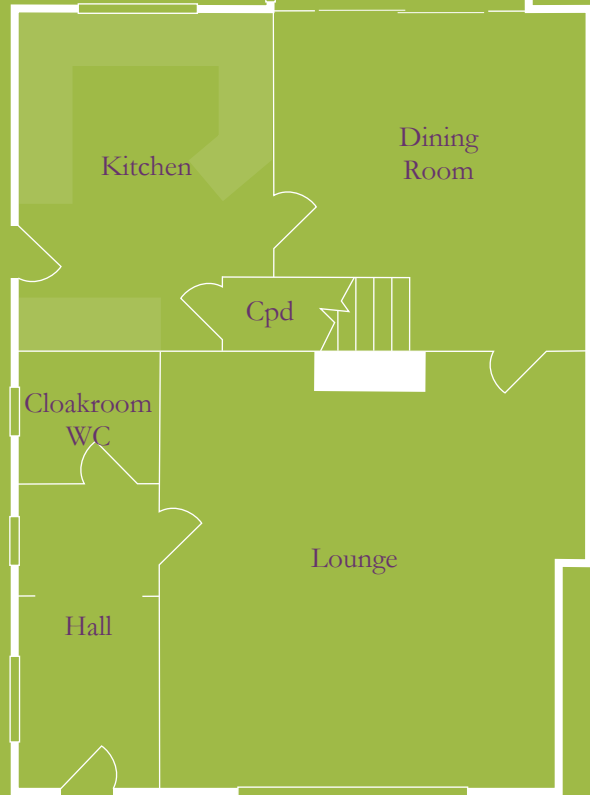
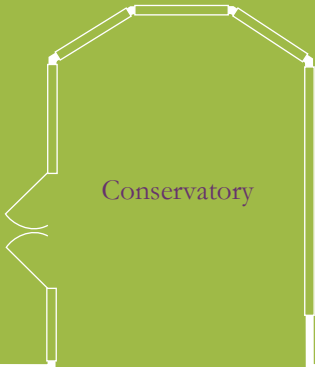
**Bedroom Three** 3.45 x 2.93m (approx. 11'3 x 9'7)  
A third double room having a window to the rear and a double fitted wardrobe

**Bedroom Four** 2.85 x 1.9m (approx. 9'4 x 6'2)  
A large single bedroom having window to the rear

**Family Bathroom** 1.99 x 1.6m (approx. 6'6 x 5'2)  
A white suite comprises pedestal wash basin, WC and bathtub with Aqualisa digital shower unit over, having tiled flooring, half tiled walls, a heated towel rail and an obscured window to the side









### Outside

This attractive detached home is set back from the close beyond a generous frontage laid to neatly tended gardens and a block paved driveway with parking for multiple vehicles. Gated access opens to the side where there is additional parking and access into the garage

### Detached Garage 5.9 x 2.5m (approx. 19'4 x 8'2)

A detached garage having a recently replaced electric roller shutter door to the front, a UPVC double glazed window and door opening to the gardens, power and lighting. Fitted base units house space for appliances including tumble dryer and fridge freezer

### Gardens

A beautifully landscaped garden extends to the rear aspect, having a block paved terrace leading onto shaped lawns. There are raised beds to one side alongside further neatly stocked flowerbeds, and the large Shed 2.44 x 1.83m (approx. 8'0 x 6'0) with power and lighting is included in the sale. the patio has been extended to create a particularly sunny space ideal for outdoor entertaining, and there is exterior power, PIR lighting and a water point

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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.