



14 Efflinch Lane, Barton under Needwood, DE13 8ET



Offered with the benefit of no upward chain is this traditional semi detached home residing on the desirable Efflinch lane, offering generously extended and well presented interiors, five good sized bedrooms (four doubles) and a generous and secluded west facing garden. Having been substantially extended and modernised throughout, the property offers a wealth of accommodation ideal to suit a growing family also needing space to work from home with contemporary open plan living complemented by five well proportioned bedrooms. The interiors briefly comprise reception hall with traditional arched

entryway, two spacious reception rooms, magnificent open plan kitchen with living and dining rooms, utility and cloakroom to the ground floor, with five bedrooms to the first floor serviced by a master en suite and family bathroom. The west facing gardens extend to the side and rear of the property enjoying an excellent degree of privacy to all sides, and there is parking for a number of vehicles to the front. The property is serviced by mains gas central heating and double glazed windows.

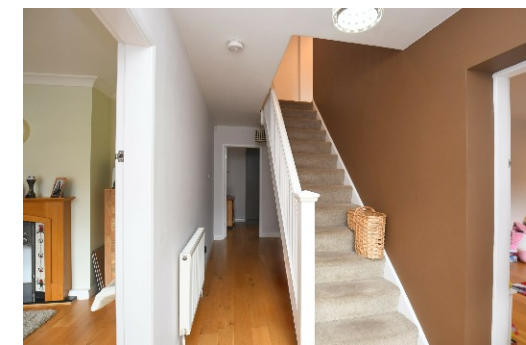
The property benefits from a prestigious address in Barton under Needwood being just a few

steps from the charming village centre. The handsome high street is home to a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, 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, and the property is a 10 minute drive from the highly regarded John Taylor Free

School in Tatenhill. 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.



- Traditional Semi Detached Home
- Generously Extended Family Interiors
- Offered with No Upward Chain
- Desirable Village Setting
- Contemporary Open Plan Kitchen
- Dining & Living Room with Wood Burner
- Two Further Reception Rooms
- Reception Hall, Utility & Cloakroom
- Five Good Sized Bedrooms
- Master En Suite & Family Bathroom
- West Facing Gardens
- Ample Off Road Parking
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel





### Reception Hall

A traditional arched entrance door opens into the spacious central hallway, having stairs rising to the first floor and doors opening into:

### Sitting Room 4.0 x 3.57m (approx. 13'1" x 11'8")

A spacious reception room having a bay window to the front aspect, oak flooring and a feature period fireplace surround

### Playroom/Gym 4.66 x 2.97m (approx. 15'3" x 9'8")

A versatile second reception room ideal as a snug, playroom or gym, having a window to the front

### Open Plan Family Kitchen 10.19 x 6.2m (approx. 33'5" x 20'4")

A beautifully extended space benefitting from a modern fitted kitchen, formal dining area and additional living room. The **Kitchen** is fitted with an extensive range of island, wall and base units housing an inset sink with side drainer and integrated appliances including dishwasher, fridge freezer, double oven and induction hob. Part vaulted ceilings feature skylights providing plenty of natural light, there are windows to two sides and the kitchen has tiled flooring. Corian worksurfaces extend to one side to create a breakfast bar, and the kitchen leads open plan style into the **Dining Room** 4.0 x 3.57m (approx. 13'1" x 11'8"), where double doors open out to the rear gardens. Oak flooring extends into the **Living Room** 3.97 x 3.57m (approx. 13'0" x 11'8") which has a contemporary wood burning stove



### Utility 3.18 x 1.6m (approx. 10'5" x 5'2")

a door opens from the kitchen into the utility, having fitted base units housing an inset sink and spaces for both a washing machine and tumble dryer. There is a door opening out to the side, and the wall mounted boiler is housed in here. A further door leads into:

### Cloakroom

Comprising feature wash basin and WC, with oak flooring and a door leading back into the **Reception Hall**



Stairs rise to the **First Floor Landing**, having loft access point and doors leading into:

**Master Bedroom** 3.8 x 3.66m (approx. 12'5" x 12'0")  
A spacious principal bedroom having window to the rear, mirror fronted fitted wardrobes and private use of:

**En Suite** 2.9 x 1.5m (approx. 9'6" x 4'11")  
Comprising a modern suite having wash basin set to vanity unit, WC and walk in double shower, with tiled flooring, tiled walls, a chrome heated towel rail and a window to the side

**Bedroom Two** 3.96 x 3.56m (approx. 12'11" x 11'8")  
A spacious double room having a bay window to the front and a range of fitted wardrobes and bedroom furniture

**Bedroom Three** 3.65 x 3.56m (approx. 11'11" x 11'8")  
With a window to the rear and fitted wardrobes with sliding doors

**Bedroom Four** 3.66 x 3.04m (approx. 12'0" x 9'11")  
Having a window to the front aspect

**Bedroom Five** 2.21 x 1.8m (approx. 7'3" x 5'10")  
Currently fitted out as a home office with a range of shelving and desk space, having a window to the front

**Bathroom** 2.21 x 1.8m (approx. 7'3" x 5'10")  
Fitted with wash basin and WC set to vanity units and bathtub with a shower unit over, with tiled flooring, tiled walls and an obscured window to the rear









### Outside

The property is set back from the lane beyond a gated block paved driveway providing parking for a number of vehicles. There is gated access to the side lead into the rear garden

### West Facing Rear Gardens

Attractive corner plot gardens extend to the side and rear of the property, having a block paved terrace bordered by a brick wall with steps rising to slightly elevated lawns. The garden is safely enclosed to all sides, two sheds and a Wendy house are included in the sale and there is exterior power, lighting and water

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 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 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.