



18 Park Close, Barton under Needwood, DE13 8DX



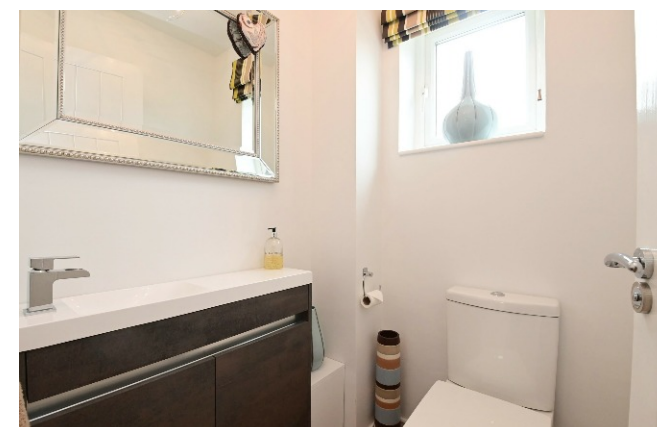
Set on a peaceful cul de sac close to the heart of Barton under Needwood is this detached double fronted home, offering recently renovated interiors, three double bedrooms and superb outside space including landscaped gardens and a detached garage. Presenting potential to extend to the rear and side (subject to relevant permissions), the property has received a thorough refurbishment in recent years to include a new central heating system including combi boiler and radiators, refitted bathrooms and a refitted open plan dining kitchen. Previously a four bedroomed property, the interiors have been remodelled to create three generous double

bedrooms, but could easily be converted back as required. Being presented to a superb standard throughout, the interiors comprise briefly central reception hall with replaced front door, spacious lounge with electric fireplace, conservatory, open plan dining kitchen and cloakroom to the ground floor, with three double bedrooms to the first floor serviced by a master en suite and family bathroom. Outside, the double width side driveway provides ample parking for numerous cars and gives access into a detached single garage, and the rear garden enjoys an excellent degree of privacy and has been beautifully landscaped. The property is serviced by mains gas central heating and

double glazed windows.

The property benefits from a desirable cul de sac setting in Barton under Needwood, being within a short walk of the excellent schools and amenities this thriving village has to offer. 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 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. 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.





- Double Fronted Detached Home
 - Extensively Refurbished Interiors
 - Tranquil Cul de Sac Setting
 - Open Plan Dining Kitchen
 - Spacious Lounge & Conservatory
 - Reception Hall & Cloakroom
 - Three Double Bedrooms
 - Refitted En Suite & Family Bathroom
 - Detached Garage & Ample Parking
 - Beautifully Tended Gardens
 - Walking Distance to Village Amenities
- Well Placed for Amenities & Commuter Routes
- 'Outstanding' School Catchment

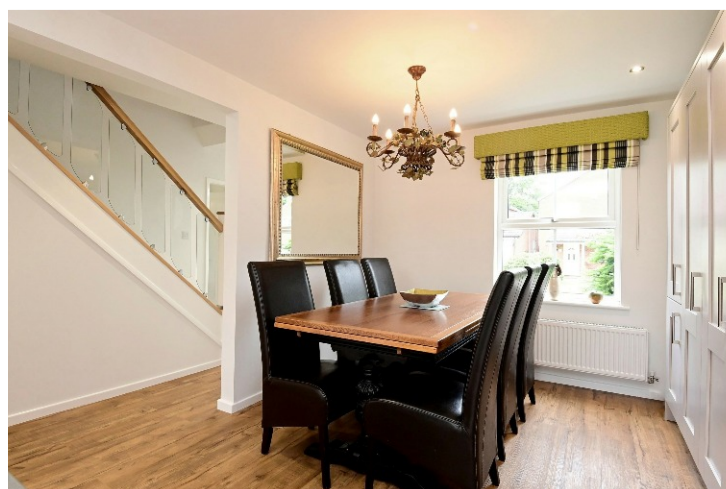
Reception Hall 5.9 x 1.77m (approx. 19'4 x 5'9)
 The front door opens into this spacious hallway, having Karndean flooring, a contemporary oak and glass staircase rising to the first floor with storage beneath, and doors into the **Lounge** and **Cloakroom**. A double width opening into:

Open Plan Dining Kitchen 6.1 x 3.2m (approx. 20'0 x 10'6)
 Having been remodelled and refurbished to a superb standard, the kitchen comprises a range of shaker style wall and base units with granite work surfaces over, housing an undermount stainless steel sink unit and a comprehensive range of integrated appliances including dishwasher, fridge freezer, oven and combination microwave oven, induction hob and washing machine. Further full height units provide ample storage, there is a fitted refuse drawer and the kitchen has a dual aspect window to the front and French doors out to the rear gardens

Lounge 6.1 x 3.11m (approx. 20'0 x 10'2)
 A generously proportioned reception room having sash window to the front, sliding doors into the **Conservatory** and a recessed remote control electric log effect fire

Conservatory 3.0 x 2.1m (approx. 9'10 x 6'10)
 With double doors opening out to the gardens, tiled flooring and windows to three sides

Cloakroom
 Refitted with a white suite having wash basin set to vanity unit and WC, with Karndean flooring and an obscured window to the rear





Stairs rise to the first floor **Landing** where doors open into:

Master Bedroom 4.67 x 3.17m (approx. 15'3 x 10'4)
A spacious principal bedroom having a sash window to the front and private use of:

En Suite 2.17 x 1.33m (approx. 7'1 x 4'4)
Comprising a contemporary suite having wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled walls, chrome heated towel rail and a new obscured window to the rear

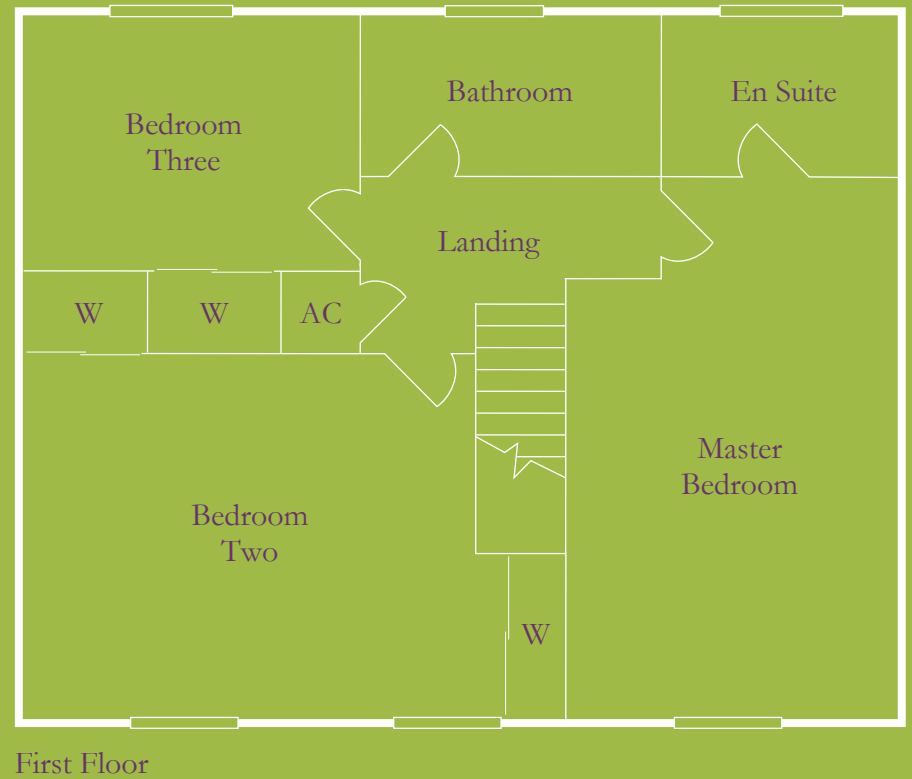
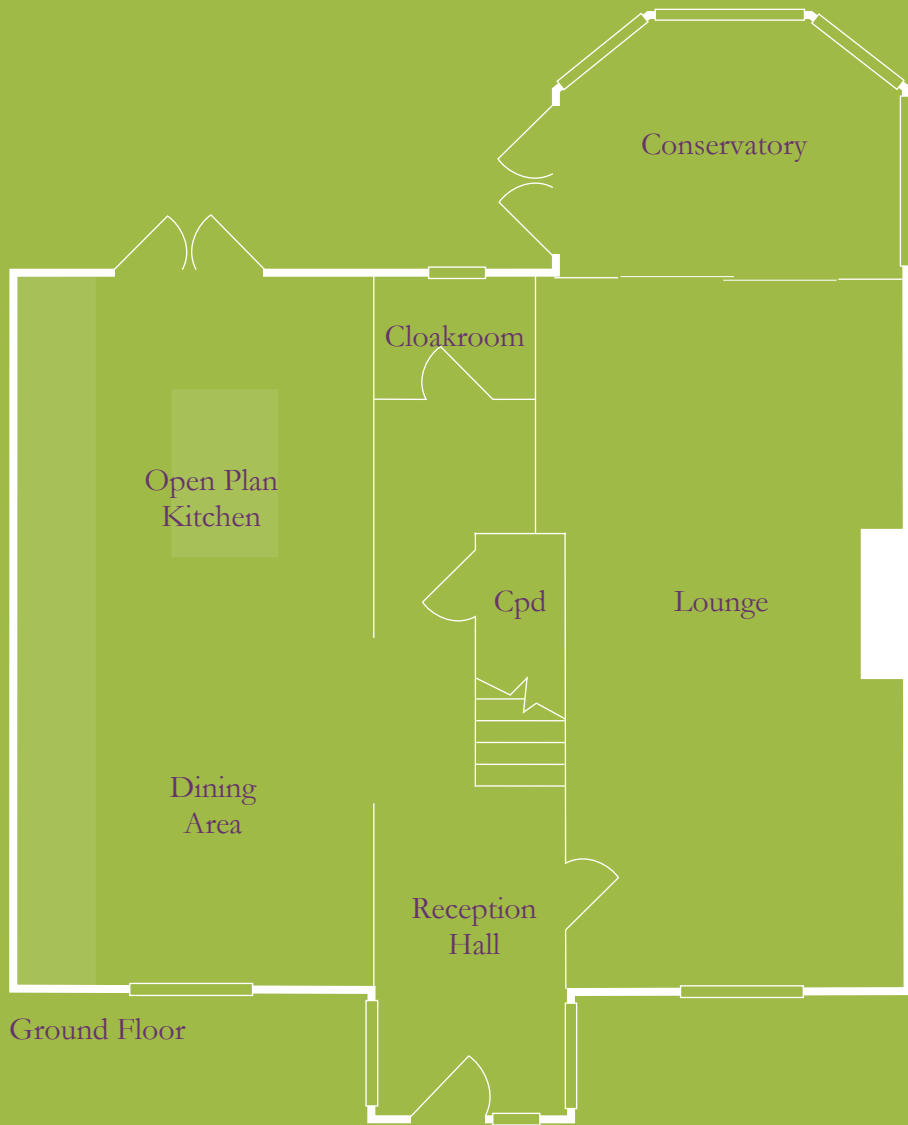
Bedroom Two 4.7 x 3.04m (approx. 15'5 x 9'11) – max
Another spacious double room having twin windows to the front, a mirror fronted double wardrobe and further shelved double cupboard

Bedroom Three 3.28 x 2.2m (approx. 10'9 x 7'3)
A third double room having a window to the rear and a mirror fronted fitted wardrobe

Bathroom 2.7 x 1.34m (approx. 8'10 x 4'5)
Refitted with a modern suite having wash basin set to vanity unit, WC and bathtub with shower attachment, with tiled flooring and walls, a heated towel rail and a refitted obscured window to the rear









Outside

The property enjoys a peaceful location towards the end of the cul de sac, having a block paved drive with parking for three to four vehicles. Gated access opens into the rear garden, there is exterior lighting and a water point, and well tended lawned gardens extend to the front of the property with a pathway leading to the entrance door

Detached Garage 4.4 x 2.8m (approx. 14'5 x 9'2)
 With manual entrance door, power, lighting and a courtesy door leading into the rear garden

Landscaped Garden

Being beautifully tended, the rear garden enjoys a good degree of privacy and plenty of sunlight throughout the day. A block paved terrace provides a pleasant space for outdoor entertaining, and lawns are edged with neatly stocked flower beds. To one side, there is a wide storage area housing a garden shed, and the size of the garden offers potential to extend if required (subject to relevant permissions)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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.