



34 Holland Park, Barton under Needwood, DE13 8DU



Set on a peaceful cul de sac in the popular village of Barton under Needwood is this attractive detached home, offering deceptively spacious family interiors, four excellent bedrooms and a secluded rear garden. Benefitting from generously extended interiors, the property offers further potential to create an open plan living and dining kitchen with ease, as well as having versatile reception rooms offering plenty of work-from-home space as well as a playroom. The central reception hall leads into two reception rooms plus the dining kitchen, with a dining room, utility, playroom and cloakroom also to the ground floor. The first floor is laid to four bedrooms, three of which are doubles, serviced by a modern family bathroom and additional shower room. Outside, there is off road parking for two to the front aspect and the mature rear garden offers a pleasant and secluded space for outdoor entertaining. 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.

- Detached Family Home
- Generously Extended Interiors
- Superb Potential for Open Plan Living
- Peaceful Cul de Sac Setting
- Four Reception Rooms
- Modern Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Shower Room & Family Bathroom
- Parking & Well Tended Gardens
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes

A recessed porch leads to the entrance door, which in turn opens into:

Reception Hall

A spacious welcome to this family home, having LVT flooring, stairs rising to the first floor accommodation and doors opening into a Cloaks Cupboard and:

Study 4.5 x 2.0m (approx. 14'9 x 6'7)

A useful home office or snug, having a window to the front

Lounge 6.1 x 3.6m (approx. 20'0 x 11'10)

A beautifully presented living room having a window to the front aspect and an inset wood burning fireplace. A door leads through to:

Dining Room 4.7 x 2.4m (approx. 15'5 x 7'10)

An extended reception room offering excellent potential to create an open plan kitchen, having sliding doors opening to the rear garden and a door opening into:

Kitchen 6.3 x 2.5m (approx. 20'8 x 8'2)

The kitchen comprises a range of modern gloss wall and base units with solid wood worktops over, housing an inset sink with side drainer, range cooker with extractor hood above and space for a fridge freezer. A window faces the rear aspect and there is space for a dining table and







chairs to one end. Glazed doors open into the **Reception Hall** and:

Utility 3.88 x 2.8m (approx. 12'9 x 9'2)
Fitted with gloss units housing an inset sink with side drainer and space for a washing machine. there is further space for a tumble dryer, a door opens out to the side and the wall mounted boiler is housed in here. A door leads into:

Playroom 2.8 x 2.45m (approx. 9'2 x 8'0)
An ideal second office or playroom, having a

window to the rear

Cloakroom
Having wash basin set to vanity unit and WC, with tiled splash backs

Stairs rise to the **First Floor Landing**, where doors open into:

Master Bedroom 4.6 x 3.1m (approx. 15'1 x 10'2)
A spacious double room having a window to the front aspect

Bedroom Two 4.5 x 3.0m (approx. 14'9 x 9'10)
Another double room having twin windows to the front and double doors opening to a fitted wardrobe

Bedroom Three 3.4 x 3.1m (approx. 11'2 x 10'2)
A third double room having a window to the rear

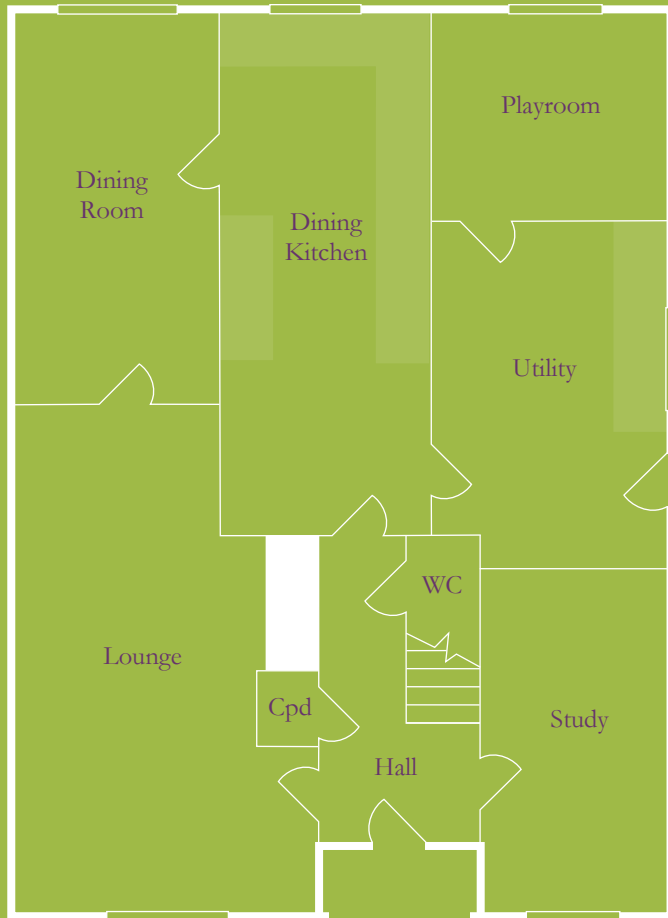
Bedroom Four 3.0 x 2.4m (approx. 9'10 x 7'10)
With a window to the rear

Bathroom
Fitted with a modern suite having pedestal wash basin, WC and double ended bathtub with tiled splash backs, a heated towel rail and an obscured window to the rear

Shower Room
Another modern suite comprises wash basin set to vanity unit, WC and walk in shower, with tiled walls, a heated towel rail and an obscured window to the side aspect







Outside

The property lies towards the end of this popular cul de sac in a secluded and peaceful setting. There is parking to a block paved driveway to the front, and gated access to the side leads into the rear garden

Rear Garden

The garden is laid to a wealth of established shrubs and plants including two mature wisterias which extend over a pergola. A paved terrace provides space for outdoor entertaining, there are lawns to one half and a summer house is included in the sale. there is exterior lighting and a water point

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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.