



124 Ashtree Road, Barton under Needwood, DE13 8LL



Offered with the benefit of no upward chain is this beautifully presented link detached bungalow set in a desirable and peaceful position in Barton under Needwood. Offering extended and well maintained interiors, the bungalow sits within a good sized garden plot and is ideally positioned within a short walk of nearby shops, the GP surgery and the handsome village centre.

The interiors comprise briefly entrance hall, spacious lounge, modern kitchen, conservatory and rear hall, with two bedrooms serviced by a shower room. Outside, there is parking to a private block paved driveway to the front, with pedestrian access leading into the garage and to the rear of the property. A good sized garden extends to the rear enjoying plenty of privacy and low maintenance raised flower beds and artificial lawns, offering a secluded space to enjoy the peaceful surroundings.

The property benefits from a desirable 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, dispensary pharmacy, GP surgery, dental practice and a stunning Tudor church. The village is also served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science School, and the village hall hosts a number of events including WI meetings, craft groups and exercise classes. In the heart of the village there is also a fishing pond, and Barton Marina lies around a mile away with its range of luxury shops and cafes, a cinema and pleasant lakeside walks. 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 both lie within a 45 minute drive.

- **Link Detached Bungalow**
- **Offered with No Upward Chain**
- **Desirable & Peaceful Setting**
- **Entrance Hall & Spacious Lounge**
- **Kitchen, Conservatory & Rear Hall**
- **Two Bedrooms**
- **Modern Shower Room**
- **Ample Parking & Garage Store**
- **Generous & Secluded Rear Garden**
- **Mains Gas Central Heating & Double Glazed Windows**
- **Ideal Downsize into Popular Village**
- **Walking Distance to Local Amenities**

Entrance Hall

A composite entrance door opens into the hallway, which leads in turn into the second bedroom and into:

Spacious Lounge 6.5 x 3.32 (approx. 21'3 x 10'10)

A generous reception room having a window to the front aspect and a fireplace recess housing a coal effect electric stove with a tiled hearth. A door opens into the **Inner Hall**, which leads in turn into:

Kitchen 3.2 x 2.75m (approx. 10'5 x 9'0)

A modern range of wall and base units house an inset one and a half sink with side drainer and integrated appliances including full height larder fridge, double electric oven and electric hob. The kitchen has tiled flooring, there is a breakfast bar to one side and double doors to the rear open into:

Conservatory 2.9 x 2.43m (approx. 9'6 x 7'11)

A versatile living space having tiled flooring, double glazed windows overlooking the gardens and double doors opening out to the rear aspect. A door opens into:

Rear Hall 2.58 x 1.5m (approx. 8'5 x 4'11)

A useful space having access into both the garage and out to the rear garden, and space for a fridge freezer





From the **Inner Hall**, a door opens into the **Airing Cupboard** which houses shelved storage, the wall mounted Worcester boiler and the hot water cylinder. Doors open into:

Master Bedroom 4.14 x 2.74m (approx. 13'6 x 8'11)

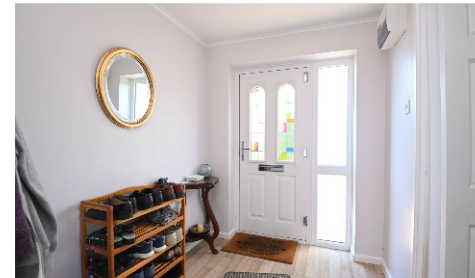
A generous double room having a window to the front aspect and a fitted wardrobes providing ample storage space

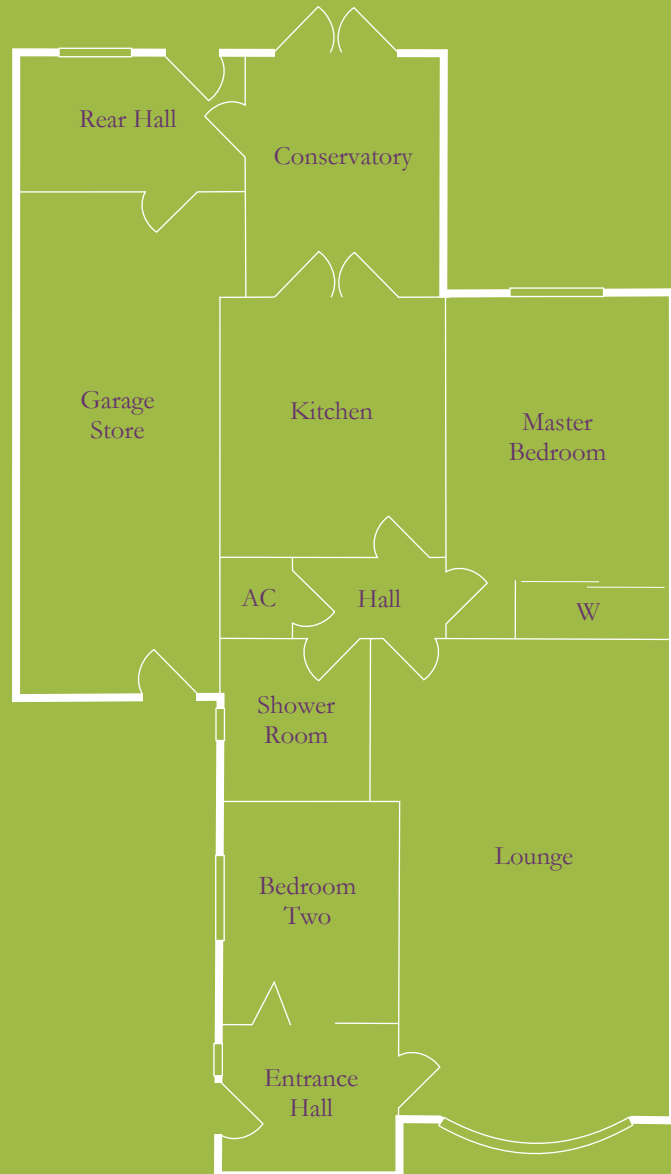
Shower Room 1.88 x 1.83m (approx. 6'2 x 6'0)

A modern suite comprising wash basin set and WC set to vanity units providing storage, a large corner shower with wall mounted shower seat, a heated towel rail, tiled walls and an obscured window

Bedroom Two 2.63 x 2.08m (approx. 8'7 x 6'9)

Accessed from the hallway, having a window to the side





Outside

The bungalow is set on a generous plot enjoying a pleasant open aspect to the front with views down the lane. The block paved driveway to the front aspect provides parking, with a gravelled courtyard garden providing potential to extend the parking area if desired

Garage Store 4.39 x 2.41m (approx. 14'4 x 7'10)

A manual pedestrian door to the front opens into the garage, having power, lighting and a courtesy door opening into the **Rear Hall** and in turn into the rear garden

Rear Garden

Extending to a generous size, the rear garden is laid to a paved terrace, artificial lawns and edged, well stocked flowerbeds. A pathway leads to the top of the garden where there is a further seating area as well as a shed which is included in the sale. The garden is safely enclosed to all sides, and there is exterior lighting and a water point to the rear aspect



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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.