



An impressive, extended and beautifully presented family home. Situated in the sought after village of Barton under Needwood. The property enjoys open plan family living, with bi-folding doors out to the garden.

£540,000



John German



Located in the ever popular village of Barton under Needwood, the property enjoys easy access to the renowned local schools, including John Taylor, as well as offering a host of other amenities and access to the A38.

The property is modern and includes a host of upgrades. It has also been superbly extended to the rear to create a fantastic open plan living kitchen to the rear ideal for entertaining guests as well as family meal times.

The kitchen enjoys a range of storage cupboards, with work surfaces over, integrated appliances including an induction hob, overhead extractor, oven, dishwasher and stylish sink & drainer unit. There is space for an American style fridge freezer and access to the utility offering further work surface space and appliance space.

The tiled flooring continues through to the extension, which flows effortlessly from the kitchen, offering a sitting and dining area having bi-folding doors opening to the rear garden.

The ground floor hosts two further reception rooms, including a spacious lounge with bay window to the front aspect and a useful understairs storage cupboard.

Opposite, there is a formal dining room in addition to a study offering an ideal space for home working, as well as a smart cloakroom hosting a WC and hand wash basin.

To the first floor, there are four bedrooms, with three being generous doubles.

The bedroom 4 (which is a double) has been cleverly utilised to provide a dedicated dressing room, with a door added providing access from bedroom one. This master bedroom also has its own en-suite, comprising an enclosed shower cubicle, low level WC and hand wash basin.

The three other bedrooms are serviced by the family bathroom, smartly appointed with a white suite including a panelled bath having shower over, low level WC and heated towel rail.

Outside, the rear garden offers both patio and lawn, with pedestrian side access through to the detached garage, which has up and over door to the front. There is also a driveway. This corner plot enjoys a charming maintained frontage.

**Agent Note:** We understand there is an estate charge which is currently £250 p/a.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

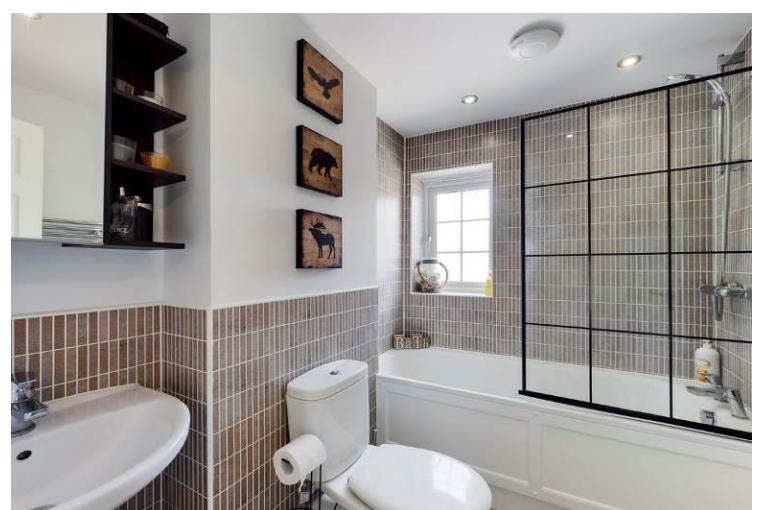
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11072022

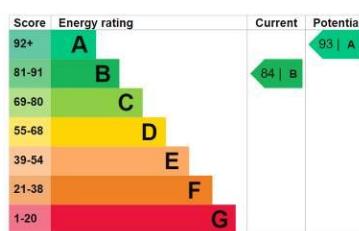
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







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#### Agents' Notes

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#### Referral Fees

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