



4 Needwood Park, Barton under Needwood, DE13 8PA



Set on the premier Needwood Park is this executive detached family residence, showcasing extensive three storey accommodation, five/six double bedrooms and a secluded garden plot including ample parking and a double garage. Enjoying a peaceful setting on this private cul de sac, this beautifully maintained home has been recently upgraded to include a refitted kitchen, utility and shower room and a 2024 boiler, with thoughtfully designed interiors centred around an impressive reception hall and wrap around galleried landing. To the ground floor, there are three reception rooms plus a study, a modern dining kitchen utility and

cloakroom, presenting plenty of versatile options for modern day family life. The first floor is laid to four excellent double bedrooms all having fitted wardrobes, sharing use of a family bathroom and master en suite. The second floor offers a fifth double bedroom with fitted wardrobes, a shower room and a versatile games room, teenagers lounge or occasional double bedroom. Outside, a private lane servicing two additional homes leads to a driveway with parking for five vehicles, as well as having a double garage with electric doors. The rear garden enjoys an excellent degree of privacy, and the property is serviced by mains gas central heating and

double glazed windows.

The property benefits from a desirable address on this private lane in Barton under Needwood, a prime location with superb amenities and Outstanding schools, all within a short walk. This desirable rural community is home to a handsome High Street home to a post office, traditional pubs, a Co-op, coffee and gift shops, GP surgery, a dental practice and a stunning Tudor church, with Holland Sports club set in the heart of the village offering an array of sporting activities for all ages including rugby, football, cricket, tennis and more.

The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants, Primary and John Taylor High, all of which lie within walking distance, and there are an array of excellent independent schools also in the area including Lichfield Cathedral, Repton and Denstone. The local centres of Burton on Trent and the Cathedral City of Lichfield both offer more comprehensive leisure and shopping facilities as well as rail travel to Birmingham, London and beyond, the commuter roads A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the International airports of East Midlands and Birmingham.



- Executive Detached Family Home
- Desirable Private Setting in Popular Village
- Exceptionally Well Proportioned Interiors
- Recently Modernised – Refitted Kitchen, Utility, Shower Room & Boiler
- L Shaped Central Reception Hall
- Three Reception Rooms & Study
- Contemporary Dining Kitchen & Utility
- Entrance Porch & Cloakroom
- Five Excellent Double Bedrooms
- Sixth Double Bedroom/Snug
- En Suite Bathroom, Family Bathroom & Refitted Shower Room
- Secluded Corner Plot Rear Garden
- Parking for Five & EV Charger
- Double Garage with Electric Doors
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

The front door opens into a **Porch** with vaulted ceilings and tiled flooring, with a door leading in turn into:

Reception Hall

An impressive welcome to this executive home having a galleried staircase rising to the first floor with useful storage beneath, windows to the front aspect and doors opening into:

Study 3.53 x 1.93m (approx. 11'7 x 6'4)

An ideal home office, having a bay window to the front

Lounge 5.4 x 3.53m (approx. 17'9 x 11'7)

A beautifully presented reception room having double doors with panels opening out to the rear garden, and a carved stone mantelpiece with electric fire inset

Family Dining Kitchen 5.18 x 3.8m (approx. 17'0 x 12'6)

A beautifully appointed family space having been refitted around 3 years ago to an excellent finish. Gloss wall and base units with quartz worksurfaces over house an inset sink and spaces for a range cooker and American fridge freezer, alongside integrated appliances including an eye level combination microwave oven and dishwasher. The units house pull out corner shelves and full height pantry storage to either side of the fridge freezer space, and there are windows to the front aspect. A door opens into the **Utility**, and an arch leading through to:

Family Room 3.53 x 3.33m (approx. 11'7 x 10'11)

Having double doors opening out to the secluded rear garden. Opening into:

Sitting Room/Playroom 3.94 x 3.53m (approx. 12'11 x 11'7)

An ideal formal dining room, second lounge or playroom, having a window to the rear and a door opening back into the **Reception Hall**

Utility 3.33 x 1.55m (approx. 10'11 x 5'1)

A door from the kitchen leads into the **Utility**, which has been refitted to coordinate with the kitchen units. Base and full height units with quartz worksurfaces over house an inset sink with side drainer and an integrated washing machine, and a door opens out to the rear garden

Cloakroom

Comprising fitted wash basin with tiled splash back and WC





Stairs rise to the first floor **Galleried Wrap Around Landing**, having a window to the front aspect and stair continuing to the second floor. Doors open into:

Master Bedroom 5.2 x 4.9m (approx. 17'1 x 16'1) – max

A stunning principal bedroom having twin windows to the front aspect and two double fitted wardrobes. With private use of:

En Suite Bathroom

A white suite comprises wash basin set to vanity unit, WC, bathtub and double shower, with tiled flooring, tiled walls and an obscured window to the rear

Bedroom Two 3.94 x 3.4m (approx. 12'11 x 11'2)

Another double room having a window to the rear and a range of fitted bedroom furniture including wardrobes, drawers and a sitting area

Bedroom Three 3.51 x 3.4m approx. 11'6 x 11'2)

With a window to the rear and two double fitted wardrobes

Bedroom Four 3.5 x 2.77m (approx. 11'6 x 9'1)

A fourth double room having a window to the front and two double wardrobes

Family Bathroom

Another modern suite comprises wash basin set to vanity unit, WC, bathtub and double shower, with tiled flooring, tiled walls and an obscured window to the rear. A door opens to the **Airing Cupboard**, which houses the pressurised water cylinder

Stairs continue to the **Second Floor Landing**, where doors open into:

Bedroom Five 5.28 x 3.43m (approx. 17'4 x 11'3)

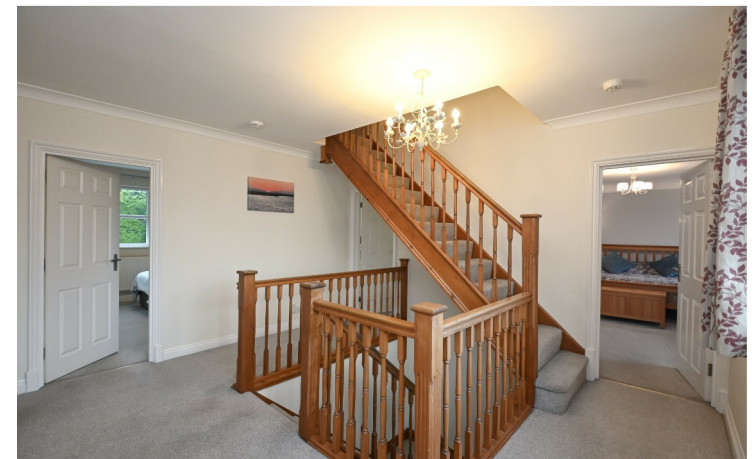
A fifth double room having a range of fitted bedroom furniture, wardrobes and storage, a window to the side and a skylight

Shower Room

Refitted recently with a wall hung vanity wash basin, WC and corner enclosure with electric shower, with tiled flooring, tiled walls and a storage cupboard

Bedroom Six/Snug 3.9 x 3.45m (approx. 12'10 x 11'4)

Ideal as a teenagers lounge, games room or occasional bedroom, having a window to the side and a skylight







Outside

The property resides on the highly regarded Needwood Park, a private development formed by bespoke-designed executive and family homes. A private drive servicing three properties leads to the front aspect, where the driveway has been extended to provide comfortable parking for five vehicles. There is exterior power, lighting and an EV charger which is included in the sale, and well tended gardens extend to the front of the property with a pathway leading to the front door

Double Garage 5.9 x 5.82m (approx. 19'4 x 19'1)

Twin electric Horman entrance doors open into this large garage, having a courtesy door to the rear, useful loft storage space, power, lighting and a water point

Rear Garden

Extending to the side and rear of the property, the garden enjoys an excellent degree of privacy and is laid to a paved terrace, lawns and raised decking seating area. There is exterior lighting and power, and a paved path leads to the side of the property where there is a useful courtyard area with gated access opening back to the front aspect



Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.