



4 Wales Lane, Barton under Needwood, DE13 8JF



Enjoying a prime location in the heart of Barton under Needwood is this exceptionally well appointed four bedroom detached family home, showcasing contemporary open plan living, refurbished interiors and a generous garden plot. Being offered with no upward chain, the property received an extension and substantial renovation works around 5 years ago, to include new radiators and a pressurised water cylinder, new windows and doors, and a double storey extension to add a luxurious master suite and open plan family kitchen.

The central reception hall features a contemporary oak and glass staircase rising to the galleried landing above, with two generous reception rooms offering space for both a playroom/games room and formal lounge. The open plan living and dining kitchen features integrated appliances, quartz work surfaces and bifold doors opening out to the rear gardens, and there is a utility and cloakroom to one side. Four generously proportioned double bedrooms are set to the first floor sharing use of a modern family bathroom, and the master suite also benefits from a private en suite and a walk in wardrobe. To the front, the property is

set back from Wales Lane at an elevated position, with ample parking to the fore of the single garage. Lawned gardens offer potential to extend the parking area further, there is an EV charger included in the sale and the garage has an electric entrance door as well as a courtesy door into the kitchen. The rear garden extends to a superb size, being laid to an expansive terrace and mature lawns, being the ideal space to enjoy the peaceful village setting. The property is serviced by mains gas central heating, mains drainage and double glazed windows.

The property benefits from a desirable position close to the heart of Barton under Needwood, being set in a prime location with superb amenities, Outstanding schools and local commuter routes all within easy reach. The handsome High Street is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church, with Holland Sports Club hosting an array of sporting activities for all ages throughout the year.

The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, all of which can be reached within a short walk, and the John Taylor Free School is also a few minutes drive away.

The nearby Barton Marina with its picturesque lakeside walks and boutique shops, eateries and Cinema is just a few minutes away. For further amenities, the local centres of Burton on Trent and the Cathedral City of Lichfield both offer a variety of restaurants, bars and shopping facilities, golf and health clubs.

For commuters, rail travel to Birmingham, London and beyond can be found in both Lichfield and Burton on Trent. The commuter roads of 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.

- Contemporary Detached Family Home
- Offered with No Upward Chain
- Sought After Village Location
- Extended & Refurbished Interiors
- Open Plan Family Living & Dining Kitchen
- Two Spacious Reception Rooms
- Utility & Cloakroom
- Reception Hall & Galleried Landing
- Four Excellent Double Bedrooms
- Master En Suite & Walk in Wardrobe
- Refitted Family Bathroom
- Generous Rear Gardens
- Single Garage & Ample Parking
- 2021 Refurb including Windows, Doors, Radiators & Cylinder
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel



### Reception Hall

A composite entrance door opens into this spacious hallway, having Amtico flooring which extends throughout much of the ground floor, and a contemporary oak and glass staircase rising to the first floor accommodation. There is recessed cloaks storage beneath the stairs, and oak doors open into:

### Sitting Room 4.6 x 3.7m (approx. 15'1 x 12'1)

A spacious reception room ideal as a playroom or second lounge, having a window to the front aspect

### Open Plan Living & Dining Kitchen 7.32 x 5.17m (approx. 24'0 x 16'11)

This stunning family space has been remodelled to create a contemporary open plan space ideal to suit modern day family life, having bifold doors opening out to the generous rear gardens. The **Kitchen** is fitted with a range of contrasting full height, wall and base units with Quartz worksurfaces over, housing an inset one and a half sink and integrated appliances including dishwasher, double oven and induction hob. There is space for an American fridge freezer, and the worktops extend to one side of the island unit to create a breakfast bar. There is a **Dining Area** to one end of the kitchen, with a **Family Room** having bifold doors extending across the width of the room opening out to the rear gardens. Doors open into the **Utility** and:

### Lounge 5.35 x 4.0m (approx. 17'6 x 13'1)

Another generous reception room having bifold doors opening out to the terrace and rear garden

### Utility 1.83 x 1.5m (approx. 6'0 x 4'10)

Wall and base units housing ample storage and spaces for a washing machine and tumble dryer, and the utility has a window to the side and a door opening to the **Cloakroom** which is fitted with a WC





Stairs rise to the part galleried **First Floor Landing** 5.92 x 2.0m (approx. 19'4 x 6'6), having contemporary oak and glass balustrading and a window to the front. A door opens to the shelved **Laundry Cupboard**, there is access to the loft and oak doors open into:

**Master Bedroom** 4.92 x 3.5m (approx. 16'1 x 11'5)  
A generous principal bedroom suite having a window to the rear with pleasant garden views, and doors opening into the **Walk in Wardrobe** 2.26 x 1.56m (approx. 7'4 x 5'1) and:

**En Suite** 2.26 x 1.62m (approx. 7'5 x 5'3)  
comprising a modern suite having wash basin set to vanity units, WC and double walk in shower with fixed and rainfall shower head, having tiled walls, a heated towel rail, Amtico flooring and an obscured window to the rear

**Bedroom Two** 4.6 x 3.12m (approx. 15'0 x 10'2)  
Another spacious double room having a window to the front

**Bedroom Three** 3.98 x 3.36m (approx. 13'1 x 10'2)  
With a window to the rear enjoying garden views

**Bedroom Four** 3.7 x 2.68m (approx. 12'1 x 8'9)  
A fourth double room having dual aspect windows to the front and side

**Family Bathroom** 2.7 x 2.36m (approx 9'0 x 7'1)  
A luxurious four piece suite comprises wash basin set to vanity unit, WC, double ended bathtub and double shower, with tiled walls, a heated towel rail, Amtico flooring and an obscured window to the side









### Outside

The property is set back from Wales Lane at an elevated position, having well tended lawned gardens and a good sized tarmac driveway to front. There is gated access to one side, an EV charging point is included in the sale and there is access via an electric entrance door into the:

**Garage** 4.77 x 2.58m (approx 15'7 x 8'5)

With power, lighting and a courtesy door into the kitchen

### Mature Rear Garden

Extending to a generous size, the established rear garden is laid to an expansive sleeper-edged paved terrace with seating areas outside both the kitchen and lounge, with steps rising to lawns edged with raised borders and a variety of colourful foliage and trees. There is a characterful brick wall to one side of the boundary, and the property benefits from exterior power, lighting and water

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