



37 Meadow Rise, Barton under Needwood, DE13 8DT

Residing within an established garden plot on this desirable cul de sac, this beautifully remodelled and modern detached home offers contemporary open plan living, four double bedrooms and outside space including a detached double garage and private parking. Having received a thorough refurbishment in recent years, this superb detached home benefits from beautifully remodelled and well-appointed living accommodation complemented by modern refitted bathrooms and four double bedrooms well suited to a growing family also needing space to work from home. Alongside the remodel, the property has received a new central heating system including boiler and radiators, new

windows and doors throughout and a refitted kitchen with integrated appliances and twin pantry cupboards, as well as landscaping to the rear aspect. The central reception hall opens into a versatile sitting room/playroom, a home office and into the open plan kitchen with living and dining room, with a utility and refitted cloakroom also to the ground floor. To the first floor, four double bedrooms (three with fitted wardrobes/storage) are serviced by a refitted bathroom and master en suite bathroom, and the outstanding corner plot is laid to parking, an oversized detached double garage and established gardens which have been landscaped to a superb standard. The property is serviced by mains gas central

heating and double glazed windows.

The property benefits from a desirable address in the heart of Barton under Needwood, benefitting from a prime location within a few minutes' walk of a superb array of amenities and Ofsted rated 'Outstanding' schools. This desirable rural community is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, a dental practice and a stunning Tudor church, with the thriving village hall holding a number of activities and clubs throughout the year. Holland Sports club lies in the heart of the village and plays host to an array of sporting activities for all ages

including rugby, football, cricket and tennis, and the village is served by Thomas Russell Infants and Primary which feed into John Taylor High School. There are also an excellent array of 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 more comprehensive leisure and shopping facilities as well as rail travel to Birmingham, London and beyond, 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.



- Executive Detached Family Home
- Remodel & Refurbished Interiors
- Generous Landscaped Garden Plot
- Desirable Contemporary Open Plan Living & Dining Kitchen
- Family Room & Study
- Reception Hall, Utility & Cloakroom
- Four Excellent Double Bedrooms
- Refitted En Suite & Family Bathroom
- Ample Parking & Large Detached Double Garage
- Established Rear Garden
- Upgraded to include Windows, Wiring, Boiler & Central Heating System
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

#### Reception Hall

A spacious welcome to this remodelled family home, having traditional panelling, LVT oak finish flooring and stairs rising to the first floor. Doors open into:

#### Family Room 4.8 x 2.72m (approx. 15'10 x 8'11)

An ideal sitting room or playroom, having a window to the front

#### Study 2.43 x 2.23m (approx. 7'11 x 7'3)

A useful home office having dual aspect windows, LVT flooring and a glazed door leading into:

**Open Plan Kitchen** 5.54 x 3.64m (approx. 18'2 x 11'11)

A thoughtfully remodelled and well-appointed space having a modern range of wall, base and full height units, quartz work surfaces and an inset sink with side drainer and boiling water tap. Integrated appliances include dishwasher, wine fridge, fridge freezer, oven, microwave oven and induction hob with ceiling mounted extractor above. The worktops extend to one side to create a breakfast bar, double doors open to twin **Pantry** cupboards with interior lighting, and bifold doors extends across the rear enjoying pleasant garden views. LVT flooring extends into:

**Living & Dining Room** 5.07 x 3.7m (approx. 16'7 x 12'1)

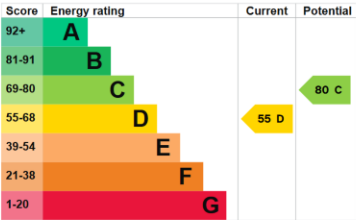
A second set of bifold doors face the rear aspect and there is ample space for both a living area and formal dining space. A door opens back into the **Reception Hall**

**Utility** 3.48 x 2.08m (approx. 11'5 x 6'10)

A door opens out to the rear garden, there is a window to the front and base units housing space for a washing machine and tumble dryer

**Cloakroom**

Comprising pedestal wash basin and WC, with an obscured window to the side and LVT flooring





Stairs rise to the first floor **Landing**, where there is access to the loft and doors open into:

**Master Bedroom** 5.0 x 3.8m (approx. 16'4 x 12'5)  
A spacious principal bedroom having a window to the front, a range of fitted wardrobes and storage and private use of:

**En Suite Bathroom** 1.96 x 1.87m (approx. 6'5 x 6'1)  
A contemporary refitted suite comprises wash bash and WC fitted to vanity units with a separate bathtub with shower unit over, with tiled walls, a heated towel rail and a obscured window to the front

**Bedroom Two** 3.76 x 3.49m (approx. 12'4 x 11'5)  
Another generous double room having fitted wardrobes and a window to the rear

**Bedroom Three** 3.5 x 3.5m (approx. 11'6 x 11'6)  
A third good sized bedroom having a window to the rear

**Bedroom Four** 2.97 x 2.46m (approx. 9'9 x 8'1)  
A fourth double room having fitted storage and a window to the front

**Family Bathroom** 2.1 x 1.46m (approx. 6'10 x 4'9)  
Another refitted suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled walls, a heated towel rail and an obscured window to the side









## Outside

This superb family home resides towards the end of the cul de sac, within an established garden plot and enjoying an elevated position back from the road. There is parking to the fore of the garage as well as gardens offering space to extend the parking, and a pathway rises to the front door. Gated access opens into the rear garden, and there is an EV charging point which is as separate negotiation

**Detached Double Garage** 7.7 x 5.2m (approx. 25'3 x 17'1)

With power, lighting, a manual entrance door and a courtesy door opening into the rear garden

## Landscaped Rear Garden

Extending to a superb size, the rear garden has been beautifully landscaped to create an expansive paved terrace, generous lawns and secluded seating areas. There is a kitchen garden with raised beds, a shed and a greenhouse to one side, and mature trees section off a further area to the top of the garden providing potential to landscape as desired. Flower beds throughout the garden have been planted with a thoughtfully selected variety of shrubs, flowers and trees, and there is exterior power, lighting and a water point



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