



38 Meadow Rise, Barton under Needwood, DE13 8DT



Enjoying a generous and secluded garden plot is this immaculately presented detached family home, benefitting from four excellent double bedrooms, versatile living accommodation and a peaceful setting on this desirable cul de sac. Set at an elevated position and overlooking a pleasant open aspect, this spacious and beautifully presented family home has been upgraded in recent years to include a new combi boiler, new windows to the kitchen, new exterior doors, a contemporary oak and glass staircase and a refitted bathroom, with ample further potential to remodel/extend as desired without encroaching of the good sized plot.

The central reception hall opens into a versatile study/playroom, kitchen and cloakroom, with a living room and dining room extending across the rear of the property. From the first floor landing there are four well proportioned double bedrooms serviced by a family bathroom and master en suite, with two of the bedrooms also benefitting from recently installed fitted wardrobes. Outside, a block paved driveway provides parking for a number of vehicles as well as access into the double garage, and the rear garden extends to a superb size, enjoying a pleasant open outlook and offering potential to extend (subject to relevant permissions).

- Executive Detached Family Home
- Immaculately Maintained & Spacious Interiors
- 'Outstanding' School Catchment
- Three Good Sized Reception Rooms
- Kitchen, Reception Hall & Cloakroom
- Four Excellent Double Bedrooms
- En Suite & Refitted Bathroom
- Double Garage & Ample Parking
- Secluded & Generous Rear Garden
- Potential to Remodel/Extend (STPP)
- Peaceful Cul de Sac Setting
- Walking Distance to Village Amenities
- Ideal for Commuter Routes & Rail Travel

The property is service by full double glazing, mains gas central heating with HIVE remote heating controls and mains drainage.

The property benefits from a desirable position on this sought after cul de sac, a prime location being within a few steps of an array of village 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, dental practice, and a stunning Tudor church. 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, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, and there are 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 offer 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.

Reception Hall 4.34 x 1.9m (approx. 14'2 x 6'2)

A spacious welcome to this immaculate home, having a recently replaced composite entrance door, a contemporary oak and glass staircase rising to the first floor and doors opening into:

Study/Playroom 4.72 x 2.68m (approx. 15'5 x 8'9)

A versatile reception room having a bay window to the front and a range of fitted office furniture and storage





Lounge 5.12 x 3.74m (approx. 16'9 x 12'3)
A stunning reception room having a gas remote controlled fireplace with tiled inlay (fitted 2025), and recently replaced sliding doors opening out to the rear garden. Opening into:

Dining Room 3.63 x 3.48m (approx. 11'11 x 11'5)
Another generous reception room having a window to the rear and a door into:



Kitchen 4.35 x 2.65m (approx. 14'3 x 8'8)
A range of solid oak full height, wall and base units house an inset sink with side drainer, integral appliances including fridge freezer and dishwasher, and spaces for a range cooker and washing machine. There is a useful full height pull out larder cupboard, double doors open to a shelved **Pantry** cupboard beneath the stairs, and the kitchen has dual aspect windows and a door opening out to the

side aspect. A further door opens into the **Reception Hall**

Cloakroom 1.95 x 1.04m (approx. 6'4 x 3'5)
Fitted with wash basin and WC set to an array of fitted storage, and having an obscured window to the side and hanging space for coats

EPC in Progress





Stairs rise to the first floor **Landing**, where there is access via a drop down ladder to the (mostly) boarded loft space, and doors open to a double width **Airing Cupboard**. The landing leads into:

Master Bedroom 5.04 x 3.77m (approx. 16'6 x 12'4)

A generous principal bedroom suite having a window to the front and a range of bespoke fitted

wardrobes. With private use of:

En Suite 2.0 x 1.65m (approx. 6'6 x 5'4)
Fitted with a range of vanity units housing a wash basin and WC, corner cubicle with an electric shower, tiled walls and a heated towel rail

Bedroom Two 3.75 x 3.5m (approx. 12'3 x 11'6)
Another spacious double room having a window to



the rear and a range of sliding fitted wardrobes

Bedroom Three 3.5 x 2.69m (approx. 11'5 x 8'10)
With a window to the rear enjoying pleasant garden views

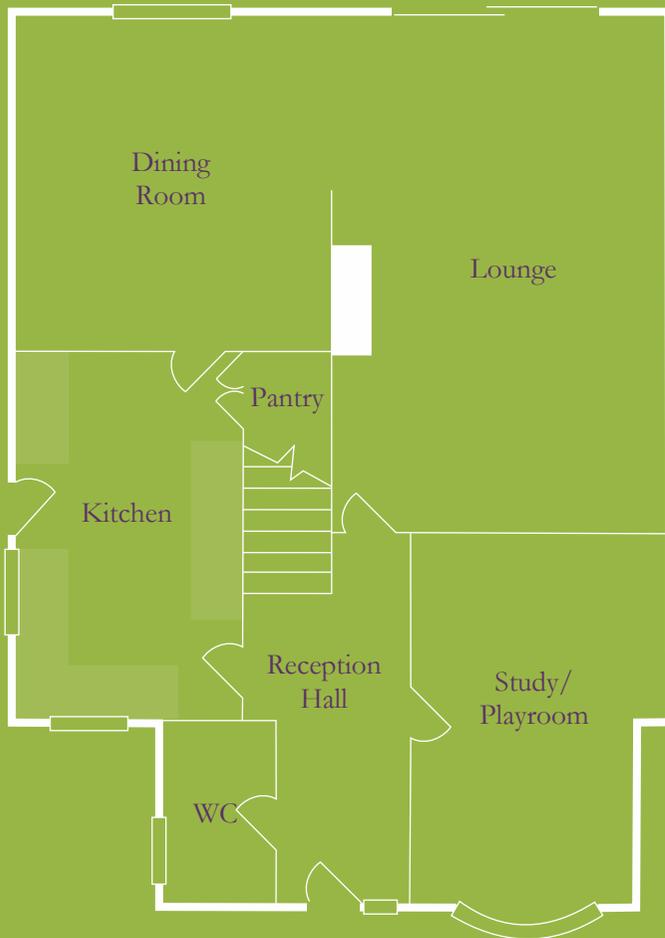
Bedroom Four 2.93 x 2.5m (approx. 9'7 x 8'2)
A fourth double room having a window to the front and a fitted cupboard

Refitted Bathroom 2.13 x 1.35m (approx. 7'0 x 4'5)

Comprising a white suite having wash basin set to vanity units, WC and bathtub with electric shower over, with tiled walls and an obscured window to the rear







Outside

The property is set at an elevated position towards the end of the cul de sac, enjoying a pleasant open outlook down the lane. A block paved driveway provides parking for a number of vehicles and there is gated access to the side opening into the rear garden. To the side of the property, manual up and over doors open into the **Double Garage** 5.38 x 4.99m (approx. 17'7 x 16'4), which has power and lighting

Rear Garden

Extending to a superb size, the rear garden benefits from an open aspect and plenty of privacy, being laid to immaculately tended lawns bordered by flower beds neatly stocked with a variety of flowers, perennials and shrubs. There is exterior lighting and water and the Wendy house is included in the sale

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