



10 Collinson Road, Barton under Needwood, DE13 8JJ



Ideally located on a quiet cul de sac with an open aspect to the front is this recently refurbished semi detached home, benefitting from open plan living, a west facing garden and planning permission for a double storey extension already in place. Offered with no upward chain, the already extended interiors have recently received a rewire including spotlights, new carpets, flooring and internal doors, refurbished bathrooms and a refitted kitchen with bifold doors, as well as landscaping to the garden. Planning consent is in place to create a larger hallway, an open plan living and dining kitchen and a fourth en suite bedroom. The entrance hall opens into a spacious lounge and to the living/dining kitchen, with a rear hall, study/occasional bedroom and refitted shower room also set to the ground floor. To the first floor, three bedrooms, two being good sized doubles, are serviced by a family bathroom. Outside, there is parking to both the private driveway and a single garage, and a well tended garden with recently laid terrace extends to the rear aspect enjoying a sunny westerly aspect. The property is serviced by mains gas central

heating and double glazed windows.

The property benefits from peaceful setting towards the end of this popular cul de sac, enjoying a prime location with superb amenities, Outstanding schools and local commuter routes all within a short walk. 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 Infants, Primary and John Taylor Secondary. 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.

- Semi Detached Home in Desirable Village
- Offered with No Upward Chain
- Recently Rewired, New Kitchen with Bifolds & Refurbished Bathrooms
- Planning for Two Storey Extension
- Peaceful Cul de Sac Setting
- Open Plan Family Dining Kitchen
- Spacious Lounge & Entrance Hall
- Shower Room & Study/Bedroom Four
- Three Bedrooms & Family Bathroom
- Single Garage & Ample Parking
- West Facing Rear Garden
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Amenities

**Entrance Hall** 3.52 x 1.84m (approx. 11'6 x 6'0)  
A UPVC door opens into the entrance hall, having stairs rising to the first floor, a fitted storage cupboard and doors opening into:

**Lounge** 5.0 x 3.3m (approx. 16'5 x 10'9)  
A spacious reception room having twin windows to the front aspect overlooking woodlands bordering one of the village parks

**Open Plan Family Dining Kitchen** 4.98 x 4.62m (approx. 16'4 x 15'1)  
An extended and recently remodelled space, having bifold doors opening out to the rear gardens, oak finish flooring and a modern refitted kitchen. A range of wall and base units with granite work surfaces house an inset sink with side drainer, integral oven, induction hob, microwave and washing machine, as well as space for a fridge freezer. A door opens out to the rear aspect, further base units house a breakfast bar with granite worktops and bifold doors open out to the sunny rear garden

**Study/Bed Four** 2.24 x 2.21m (approx. 7'3 x 7'2)  
A versatile home office or occasional bedroom, having a window to the side







**Shower Room**

Fitted with pedestal wash basin, WC and shower, with aqua boarding to the walls, oak finish flooring and an obscured window to the side

Stairs rise to the first floor **Landing**, where there is access to the loft and replaced doors opening to a double wardrobe and to the **Airing Cupboard** which houses the boiler. Doors open into:

**Master Bedroom** 3.2 x 2.86m (approx. 10'5 x 9'4)

A spacious double bedroom having a window to the rear and a double fitted wardrobe

**Bedroom Two** 3.3 x 2.87m (approx. 10'10 x 9'4)

Another double room having a window to the front and a double fitted wardrobe

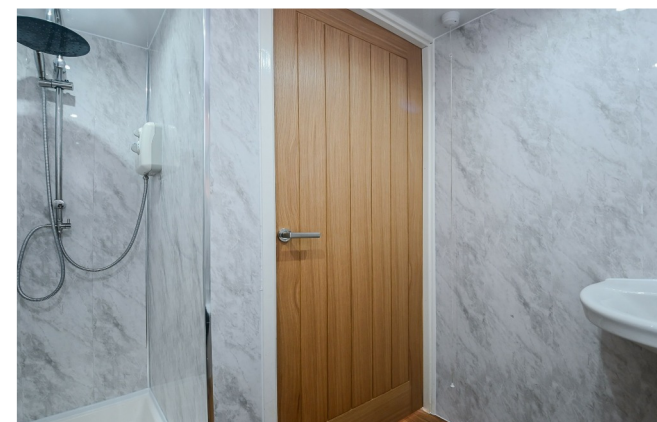
**Bedroom Three** 2.47 x 2.05m (approx. 8'1 x 6'8)

With a window to the rear

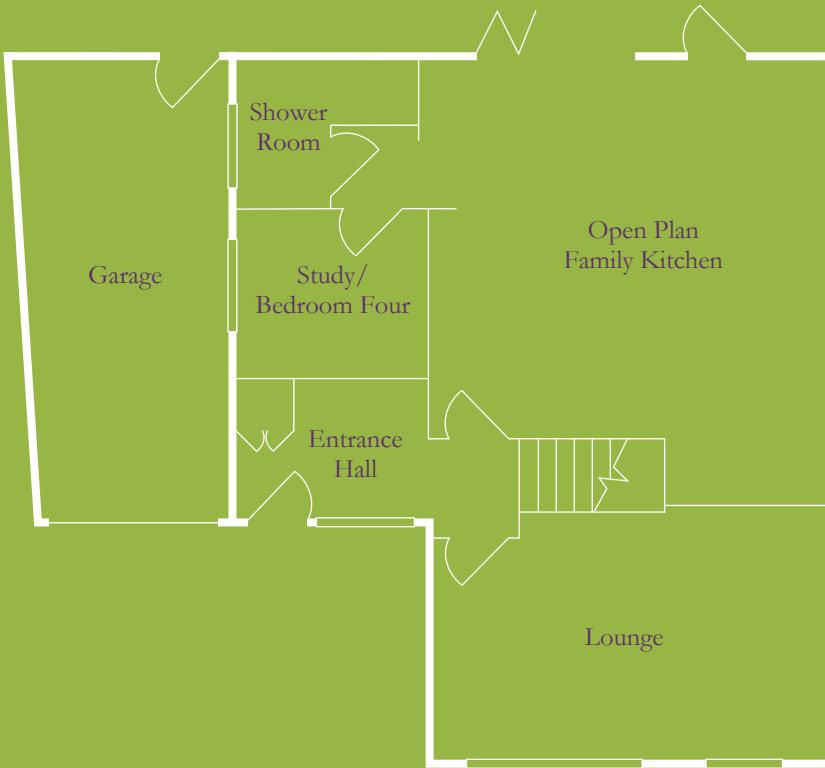
**Bathroom** 2.01 x 1.7m (approx. 6'7 x 5'6)

Comprising an upgraded white suite having wash basin set to vanity unit, WC and bathtub with refitted shower unit over, with tiled walls, a heated towel rail and an obscured window to the rear

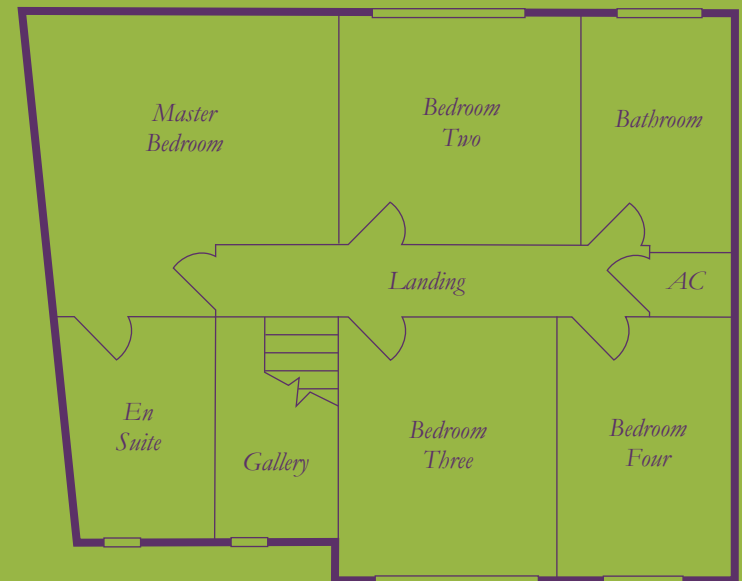
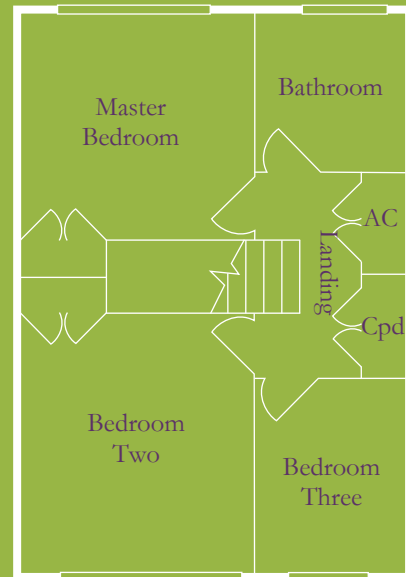
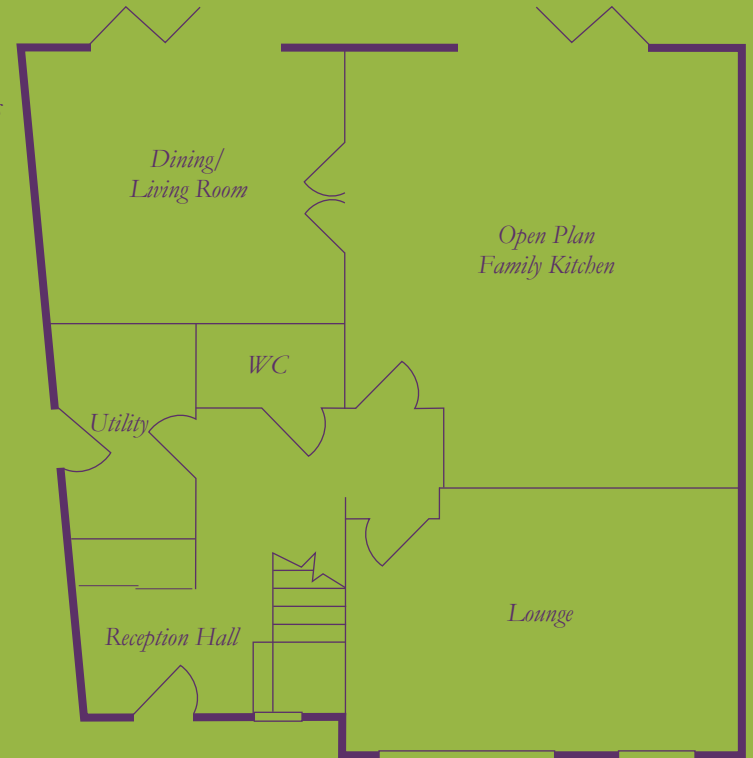
**Please Note:** We understand that prior to our vendor's ownership the property suffered light flooding in February 2020 during a freak storm due to an obstruction in the local brook. Our vendor purchased the property in 2023 and has not experienced any issues during ownership.



Existing Floor Plans



Proposed Floor Plans



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69 C	77 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



### Outside

The property is set on the peaceful cul de sac of Collinson Road, having a village park opposite which provides footpath access into the centre of the village. There is parking for three vehicles to the front aspect as well as well tended fore gardens, and a manual entrance door opens into the Single Garage, which also has access into the rear garden

### West Facing Rear Garden

Extending to a good size, the rear garden is laid to a recently laid paved terrace and lawns edged with neatly stocked flower beds. There is exterior lighting and water, and the garden shed is included in the sale

Planning Ref: **P/2025/00237**



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**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.

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