



£524,000

4 Bedroom Detached House for sale  
7 Park Close, Barton-Under-Needwood



**EweMove**  
SALES AND LETTINGS





## Overview

BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL US 24/7. Showcasing a stunning kitchen with Quartz worktops with an L shaped family room and bi-fold doors, this spacious family home sits on a generous corner plot and is located within John Taylor catchment. POTENTIAL TO EXTEND ABOVE THE GARAGE.

## Key Features

- STUNNING FAMILY HOME - DESIRABLE LOCATION!
- Call NOW 24/7 or book instantly online to View
- Extended Family Home - Three Reception Rooms
- Contemporary Kitchen/Diner
- Master Bedroom With En-suite
- Ample Parking & Single Garage
- Good Size Corner Plot
- Close to Excellent Local Amenities
- John Taylor Catchment
- Highly Sought After Village Location









On arrival you will find a generous block paved driveway offering ample parking as well as an attractive lawned front garden. Once inside you will instantly feel at home with a choice of three reception rooms including a formal living room with French Doors, a cosy snug and a family room off the kitchen which has a roof lantern providing natural light and bi-fold doors opening to the rear; ideal for outdoor dining and entertaining!

The stunning kitchen is equipped with contemporary grey units in two tones with quartz worktops and an inset stainless steel sink. There are a range of integrated CDA appliances comprising an eye level double oven, five ring gas hob, full height fridge, full height freezer, microwave and dishwasher. A door leads from the kitchen into the integral garage/workshop and there is also a separate wc off the inner hallway.

Upstairs you will find a beautiful master bedroom with a modern refitted en suite with a walk-in shower, wash basin set in a vanity unit, WC and contemporary tiled walls. There are two further double bedrooms both with fitted sliding wardrobes. Bedroom four is a single room which could also be used as a home office. A family bathroom and a storage cupboard complete the upstairs.



The rear garden has a paved patio area that wraps around to the side with a shaped lawn surrounded by mature planted borders.

Set in the prime location of Barton under Needwood, the property is within John Taylor catchment and benefits from an excellent range of shops and amenities. Centred around the character high street are traditional village pubs, a cafe, the Co-Op general store and boutique gift shops. It is also a short walk to the highly popular Barton Marina

The nearby A38 provides links to the Cathedral City of Lichfield, Burton-On-Trent and the larger Cities of Derby and Birmingham.

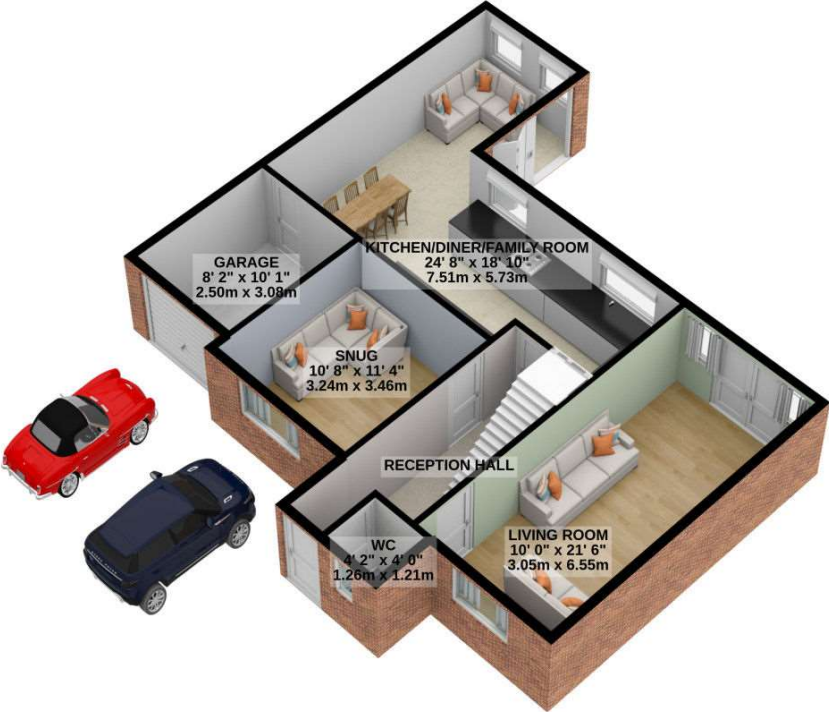




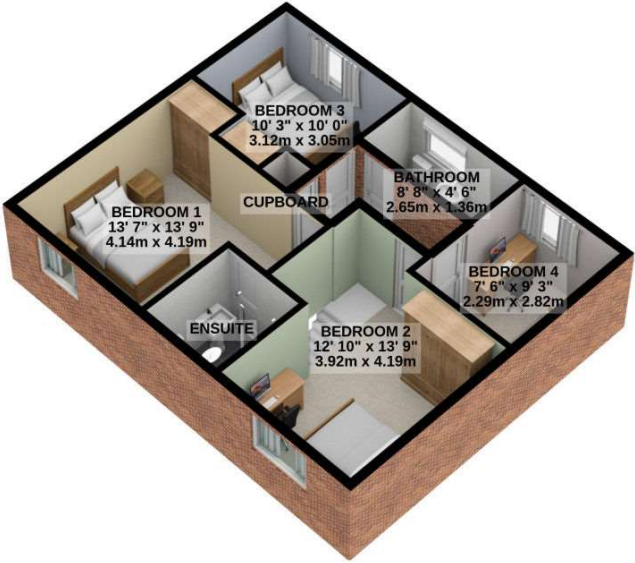


# Floorplans

GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



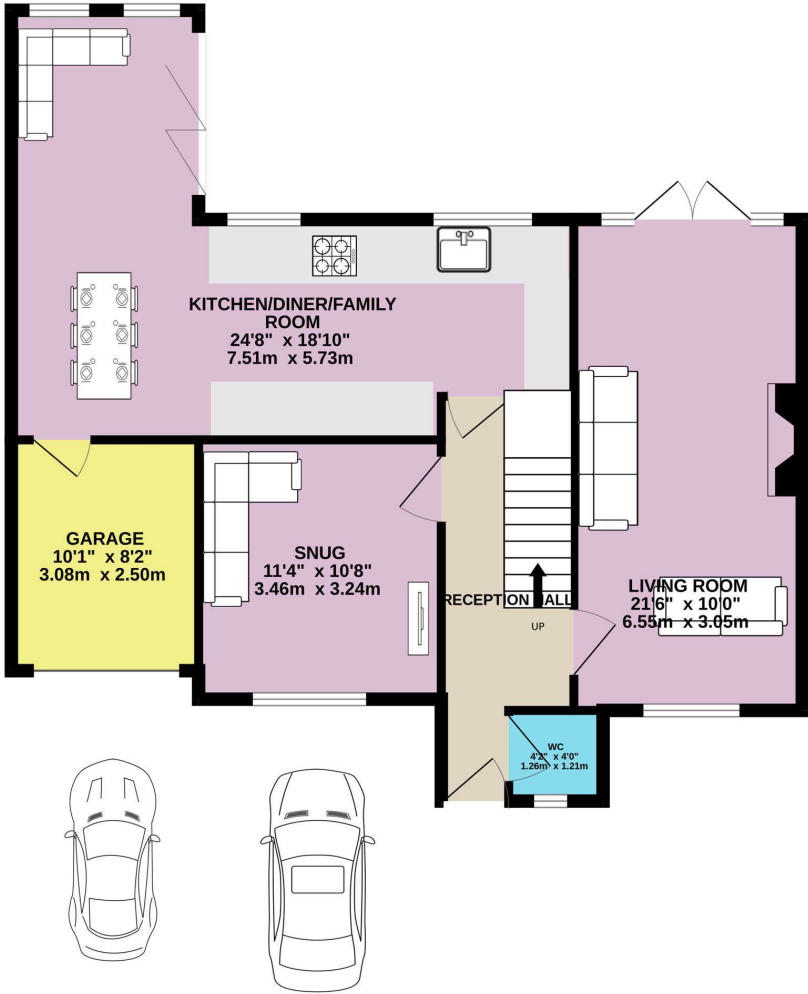
TOTAL FLOOR AREA : 1355 sq.ft. (125.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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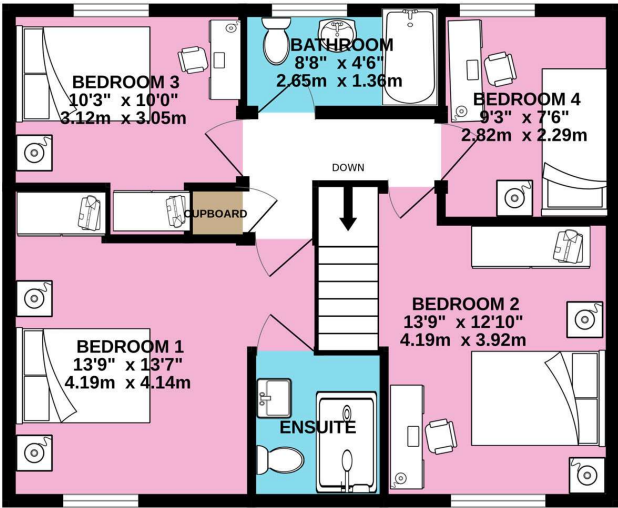


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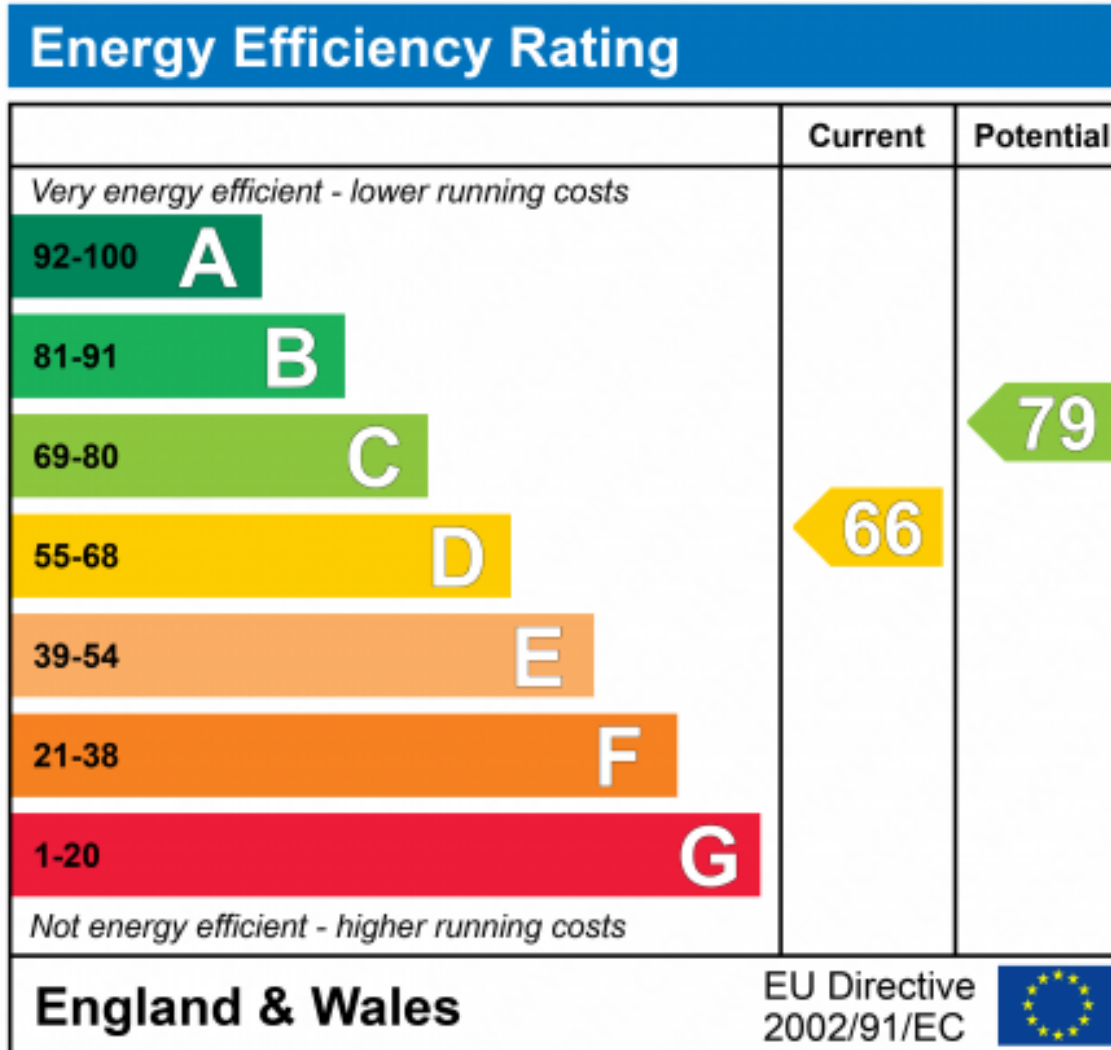
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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