



£785,000

6 Bedroom Detached House for sale

17 Park Road, Barton Under Needwood, Burton-on-Trent





## Overview

BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL 24/7. This exquisite family home has undergone a remarkable extension and transformation, offering a contemporary and adaptable way of living. Nestled within a highly coveted area of the village, this residence occupies a generous corner plot, presenting an opportunity you won't want to miss.



## Key Features

- Impressive Family Home
- Remodelled To Offer Flexible Living
- 5 Bedrooms Plus Ground Floor Guest Room/Annex
- Stunning Open Plan Kitchen/Family Room
- Large Garden - Corner Plot
- Sought After Location
- Close to Excellent Local Amenities
- Excellent Schools - John Taylor Catchment
- VIEWING ESSENTIAL









Upon entering, you'll be captivated by the sheer elegance and functionality that defines this home. The heart of the house is an impeccably designed kitchen adorned with quartz worktops, boasting an array of cabinets including a convenient larder-style cupboard. The kitchen is equipped with top-of-the-line integrated appliances, including an AEG induction hob, two Neff ovens, a Neff dishwasher, and a wine cooler.

Flowing seamlessly from the kitchen is a stunning open-plan space that combines the kitchen, dining, and family areas. Luxurious LVT flooring spans this expansive zone, leading to breathtaking graphite bi-fold doors that open to reveal a captivating panoramic view of the rear garden. An additional full-height window further bathes this space in natural light.

The main living room exudes warmth with a feature log-effect gas burner, creating a cozy ambiance. Bi-fold doors connect the living room to the family area, allowing you to effortlessly switch between solitary relaxation and engaging family moments.



A front reception room, currently utilised as a home office, offers flexibility as a playroom or formal dining space, and a convenient cloakroom/WC is situated nearby, providing practicality and convenience.

Adjoining the kitchen is a utility room, granting access to the rear garden. An ingeniously converted room with an en-suite presents itself, an ideal guest room that holds potential to evolve into a separate annex, thanks to an adjacent room currently utilised as a store room, featuring its own external side entrance door.

Ascending to the first floor, you'll discover five generously sized double bedrooms each with fitted wardrobes. The master bedroom benefits from an en-suite. The family bathroom, adorned with a contemporary suite, offers both a luxurious bath and a separate shower enclosure.

Outside, the secluded rear garden invites relaxation and entertainment. A spacious patio area sets the stage for outdoor gatherings. Unwind further at the garden bar, a delightful addition that enhances your outdoor experience.

In conclusion, this property represents a flawless fusion of modern living and timeless comfort. Its unique blend of space, functionality, and style ensures it stands out in the market. Don't miss the chance to experience the allure of this magnificent family home-schedule your private viewing now to embark on a journey through its captivating features. Your dream lifestyle awaits!

# Floorplans

GROUND FLOOR  
1246 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR  
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 2210 sq.ft. (205.3 sq.m.) approx.

While 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.

Made with Metrolix ©2023

# Floorplans

**GROUND FLOOR**  
1246 sq.ft. (115.7 sq.m.) approx.



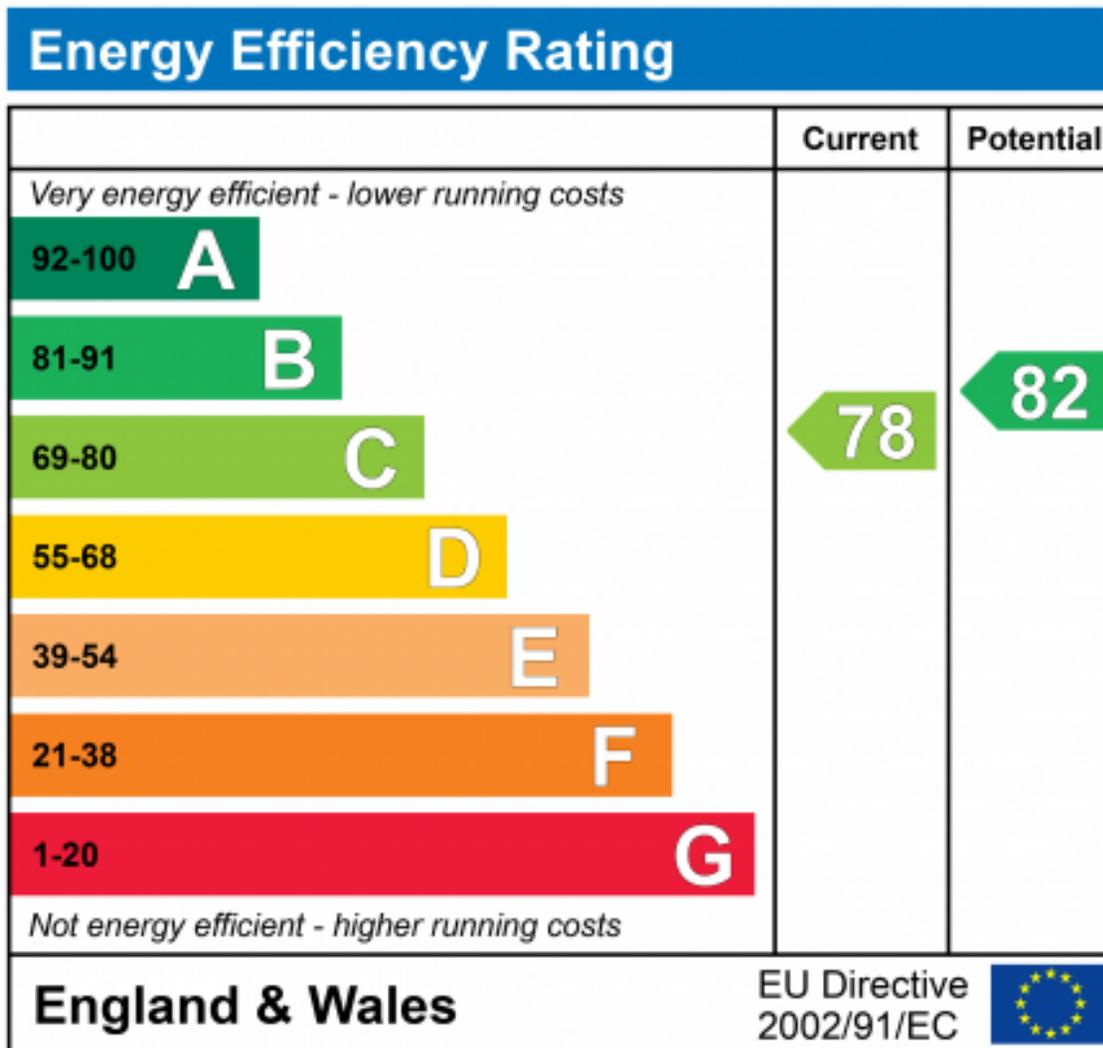
**1ST FLOOR**  
964 sq.ft. (89.6 sq.m.) approx.

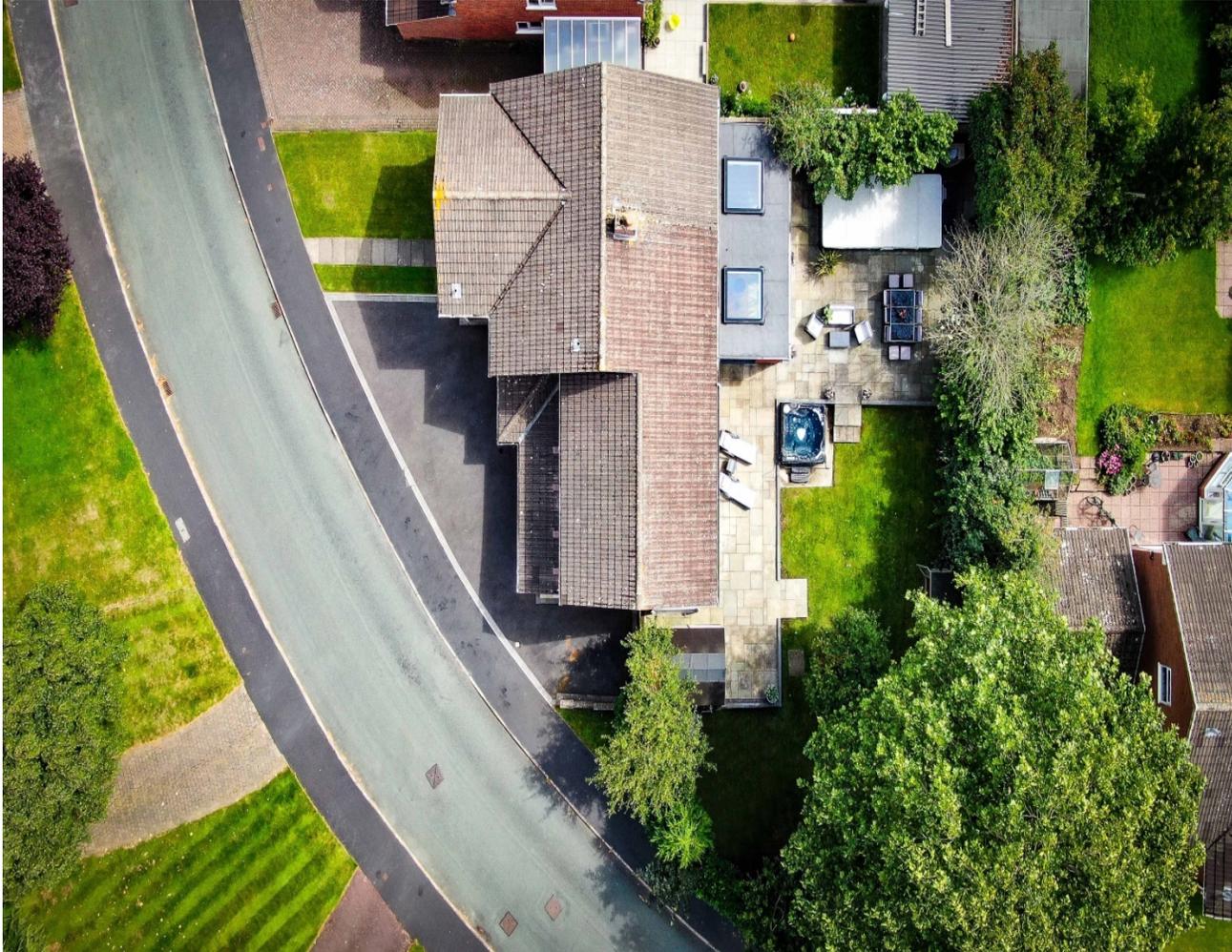


**TOTAL FLOOR AREA : 2210 sq.ft. (205.3 sq.m.) approx.**

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.

Made with Metropix © 2023





Marketed by EweMove Barton-Under-Needwood

01543 624118 (24/7)  
barton@ewemove.com



**EweMove**  
SALES AND LETTINGS