



For Sale

72 Ashtree Road, Barton-under-needwood

£260,000

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WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE IN THE SOUGHT AFTER VILLAGE OF BARTON-UNDER-NEEDWOOD.

This well presented three bedroom semi-detached house is the perfect family home, nestled in the highly desirable village of Barton-under-Needwood. You'll find a fantastic blend of comfortable living spaces and a private outdoor area, all within a sought-after location. Benefitting from gas central heating and double glazing throughout the well laid out accommodation briefly comprises: practical entrance porch that leads into a spacious and inviting lounge with feature fireplace. The modern breakfast kitchen is both functional and stylish. It offers plenty of space for a dining table and includes two handy storage cupboards, as well as dedicated housings for your appliances. Upstairs, the home provides three well-proportioned bedrooms and a family bathroom. To the outside, the property boasts a driveway at the front with ample parking space and a private rear garden providing a tranquil retreat to relax and unwind. A unique feature of this property is the garage conversion, which has been cleverly transformed into a versatile office space making it ideal for those who work from home or need a quiet study area.

Ideally located in the heart of Barton-under-Needwood, this home is just a few minutes walk from the village's 'Outstanding' rated schools and an excellent range of amenities. This desirable village boasts a thriving community perfect for both families and couples, with a charming high street featuring a Co-op, coffee shop, gift shops, a post office, pubs, a GP surgery, a dispensary pharmacy, and a stunning Tudor church. The Holland Sports Club offers various sporting activities, including rugby, football, cricket, and tennis.

Additionally, Barton Marina offers picturesque walks around its lakes and marina, along with a variety of shops, charming cafes, and the Red Carpet Cinema.

The village is served by Ofsted-rated 'Outstanding' schools such as Thomas Russell Infants and Juniors and John Taylor High. Nearby Burton on Trent and Lichfield provide rail travel to

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