



For Sale

9 Thornhill Close, Barton-under-needwood

£525,000

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BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN THE SOUGHT AFTER VILLAGE OF BARTON-UNDER-NEEDWOOD.

This superb four-bedroom family home, located on a quiet cul-de-sac in the popular village of Barton under Needwood, offers spacious and extended living accommodation. Having previously received a double-storey extension, the home presents beautifully maintained interiors with modern bathroom fittings and a quality fitted kitchen with integrated appliances. The ground floor flows easily between the entrance hall, guest cloakroom, a generous lounge with a dedicated study space, a formal dining room, and a light-filled conservatory. Outside space is a major asset, offering a detached garage, ample parking, and lovely landscaped gardens.

Upstairs, the four generously sized bedrooms are serviced by a modern family bathroom and a private master en-suite. Three of the bedrooms benefit from fitted wardrobes, including one with a bespoke design for maximum storage.

The exterior provides exceptional convenience, featuring parking for several vehicles and access to the detached garage. The rear garden has been immaculately landscaped, offering a peaceful and attractive space to enjoy the tranquil location. The home is fitted with double-glazed windows and powered by mains gas central heating.

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

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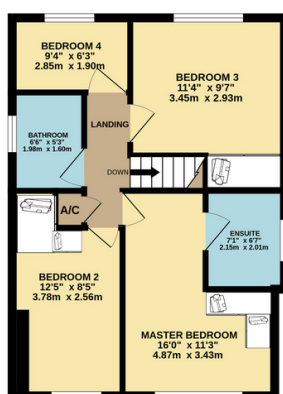
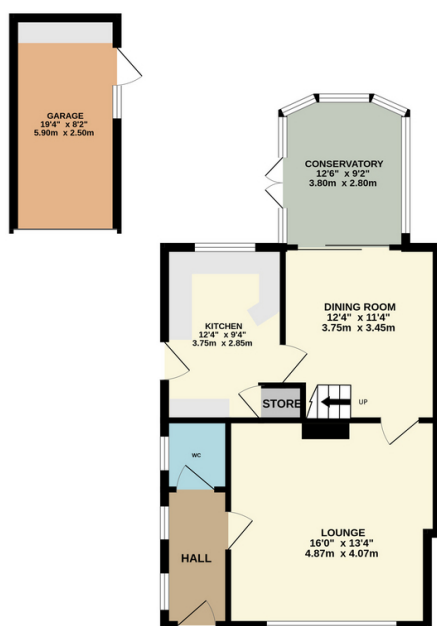
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GROUND FLOOR

1ST FLOOR



- EXECUTIVE FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- ENSUITE TO MASTER
- SPACIOUS CONSERVATORY
- GENEROUS LOUNGE & SEPARATE DINING ROOM
- LARGE DRIVEWAY WITH PARKING FOR SEVERAL CARS
- PRIVATE REAR GARDEN
- EPC RATING D

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.

