

Main Street

Barton-under-Needwood, Burton-on-Trent, DE13 8AA

John German






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£450,000

The image shows a dining room with a glass-topped table and four red chairs. The walls are covered in light-colored wallpaper with a repeating floral pattern. A large, ornate mirror hangs on the wall. A white radiator is visible along the wall. In the background, there is a doorway leading to another room, and a blue tufted sofa is partially visible on the right.

A beautiful extended cottage brimming with charm and character in a central village location. With three stunning reception rooms, impressive breakfast kitchen, utility, three bedrooms including master with dressing room, an exceptional character bathroom and wonderful gardens.

This outstanding property has been upgraded and enhanced and features a stunning character interior, brimming with charm yet includes all the modern creature comforts, offering the very best of both worlds. It is set in the heart of the village that offers a wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

Step inside the entrance hall that provides a welcome introduction to this stunning home. It has beams, practical wood flooring, coat hooks and doors leading off.

The lounge which also serves as a dining room is a lovely cosy room with exposed beam, chimney breast with recessed brick fireplace and a secondary glazed window to front.

Off the hallway there is also a very useful utility room/guest WC with fitted base units, work surface over, Belfast sink, space for washing machine, radiator, recently fitted gas central heating boiler, guest WC and window to rear.

A large central hall/study area has a staircase to the first floor and doors leading off.

A highlight of the ground floor is the superb extension creating a wonderful living room with high vaulted ceiling and skylights, contemporary log burner, windows to side and French doors opening out to the wonderful established rear garden.

Completing the ground floor accommodation is the fantastic, high specification breakfast kitchen equipped with a range of base and eye level units with granite work surfaces over incorporating inset sink, extending into a breakfast bar area. A range of integrated appliances include a double oven, microwave, induction hob, extractor hood, dishwasher and fridge freezer. The room has a high vaulted ceiling, a cosy seating area and doors out to the rear garden.

To the first floor a charming landing has a revealed brick wall and alcove, skylight and exposed timbers.

The master suite offers plenty of space with a large double bedroom with window to front, exposed beam and doorway opening into a good sized dressing room with plenty of storage provided by fitted wardrobes and drawers plus a further built in storage cupboard. This space provides potential to create an en suite shower room or bathroom.

Bedroom two is another good sized double room with a fire surround with tiled insert, fitted wardrobe and window to front.

Bedroom three is a good sized single bedroom/study with alcove and a useful built in storage cupboard over the stairwell.

The bathroom is an outstanding feature of this home with a high vaulted ceiling, two exposed beams, a period roll top bath with claw and ball feet, separate shower cubicle, wash basin, latch door, radiator and Velux style windows pouring in plenty of natural light.

To the front, the property has a low maintenance garden with access to the front entrance door. To the rear are stunning established sunny gardens that have been lovingly maintained and cared for starting with a paved terrace, and a slightly raised lawn surrounded by mature colourful borders, ornamental pond with adjacent deck creating a wonderful outdoor seating area. There is a useful garden shed/potting shed with an electric supply.

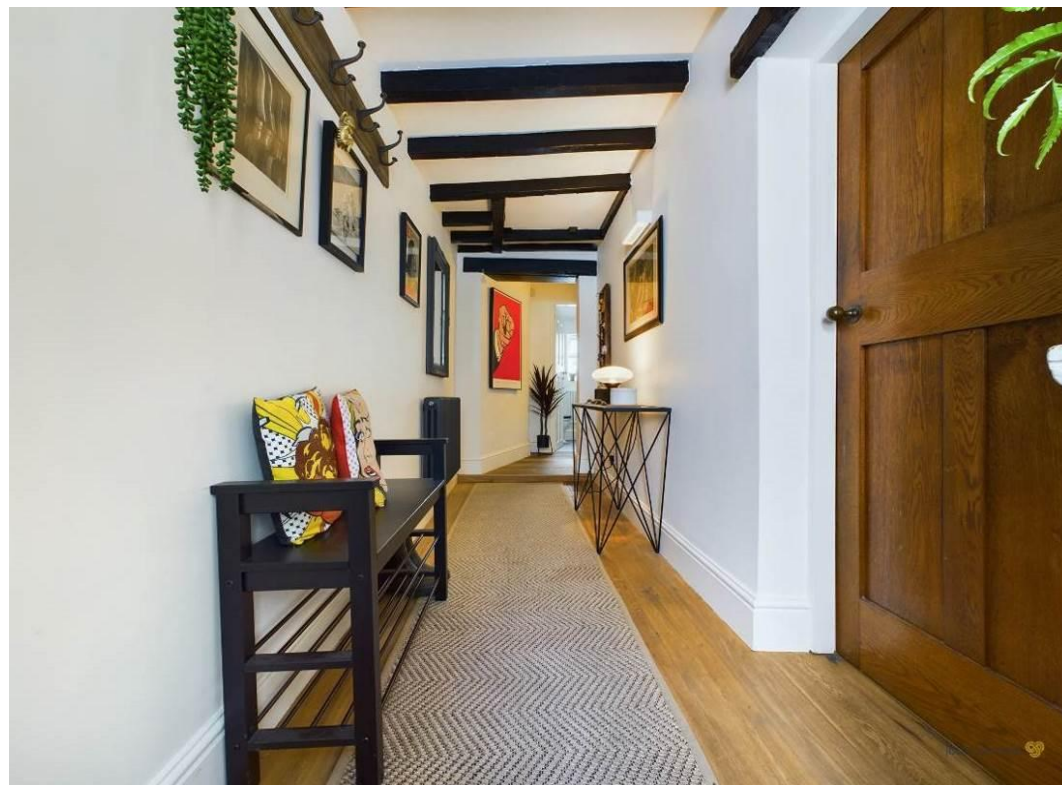
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA06062023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C



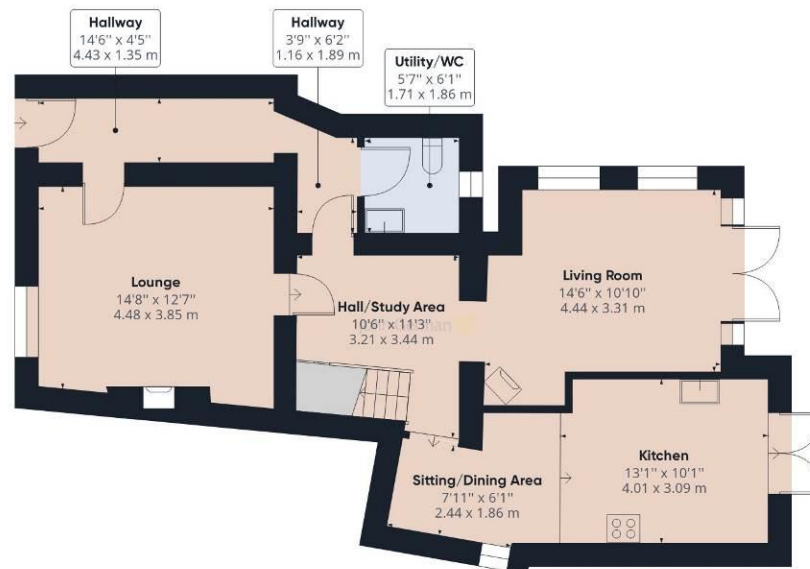




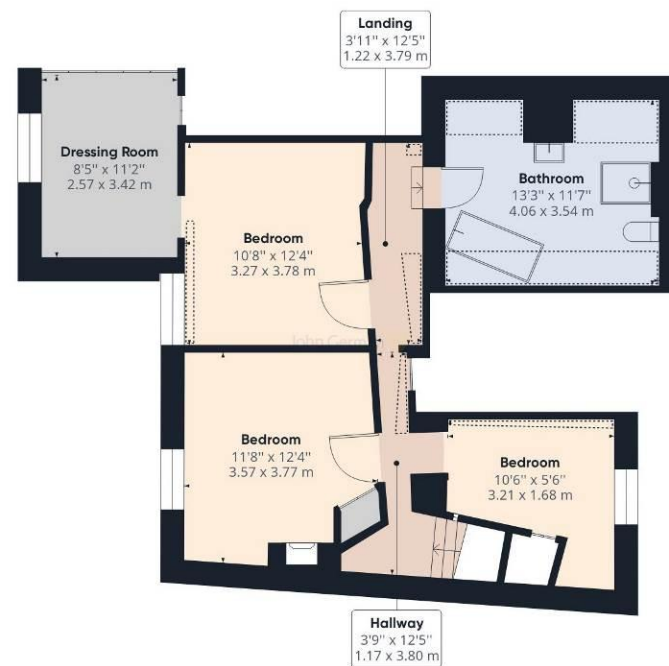








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1479.06 ft²

137.41 m²

Reduced headroom

71.90 ft²

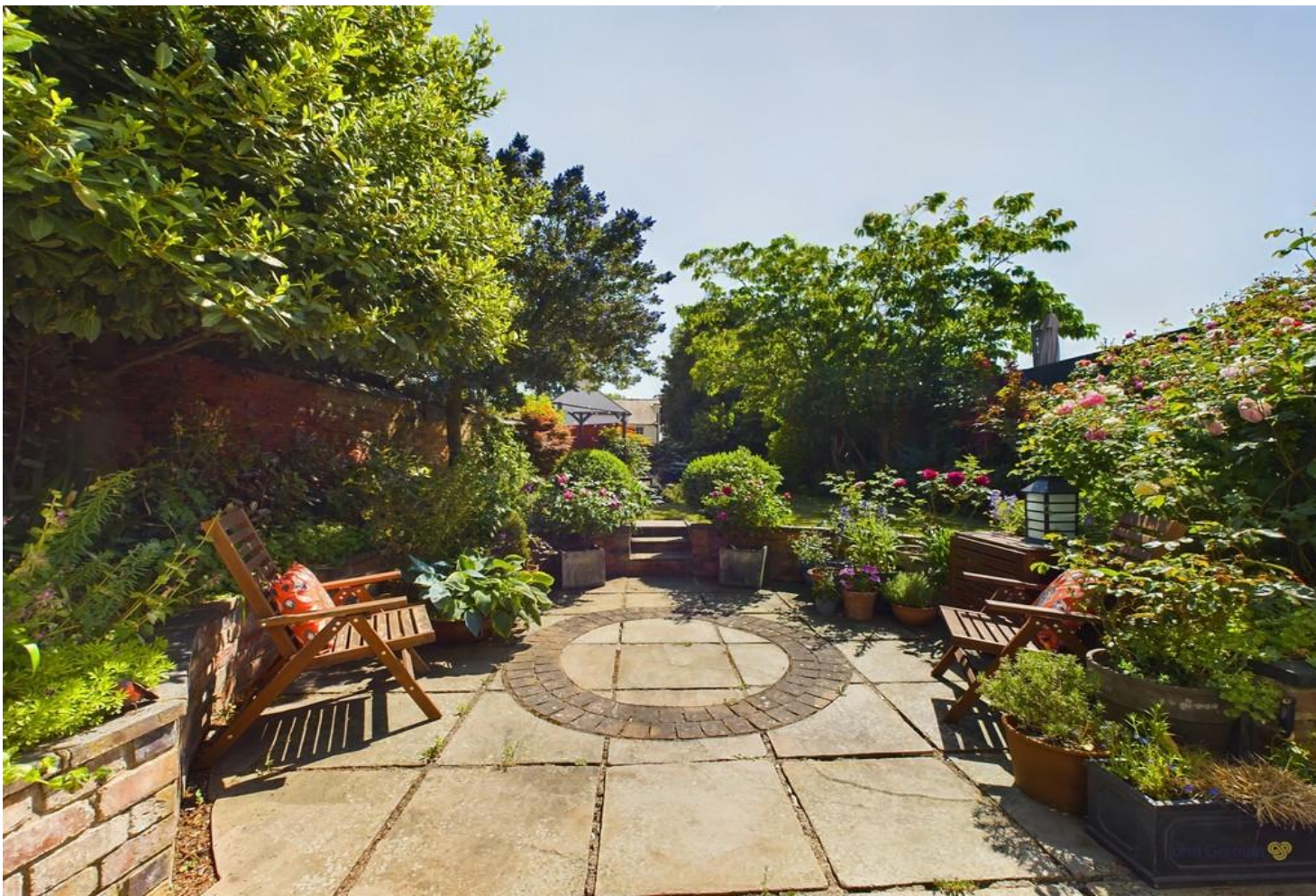
6.68 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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