

Station Road

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

John 
German





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£525,000

Situated in the picturesque village of Barton Under Needwood is this immaculately presented, oversized two bedroom bungalow with highlights including a large garage, parking for multiple cars, multiple reception rooms and a generous rear garden.



The bungalow is in walking distance to the many local amenities the ever sought after village has to offer 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 also excellent transport links via the A38.

The property is set back from the road behind a large driveway for multiple cars, alongside a landscaped front garden, mainly gravelled for easy maintenance. The drive leads to an integral garage with an electric door and a paved path leads to the front door which opens into the main hallway where doors lead off to all of the accommodation.

Immediately to you left is the lounge, this room benefits large windows to front, flooding the room with natural light and a log burner.

Across the hallway is the master bedroom, again with window to front, with built in wardrobes to one wall. Next is the spacious second bedroom, with window to side.

Opposite here, the kitchen has an array of wall and base units with granite worksurfaces and inset sink unit set below the window, integrated double oven, microwave, gas hob, extractor hood and dishwasher. There is ample space for a dining, tiled floor, a door to outside and a door to the utility room which has a work surface, shelving, space for appliances and WC.

The light and bright bathroom is situated at the rear of the home and is fitted with a large shower, separate bath, wash hand basin with vanity unit and WC.

The property was originally three/four bedrooms; however, these have been opened up into a large open plan dining/garden room. The room has a triple aspect overlooking the garden and a door gives access to the patio area.

The pleasant rear garden has a paved patio, deck, a gravel garden with mature plants, large lawn, storage shed and a second larger shed at the bottom of the garden. The space would allow for an extension (subject to the necessary consents).

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
www.eaststaffsb.gov.uk

Our Ref: JGA/28092023

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







Approximate total area⁽¹⁾

1385.11 ft²

128.68 m²

(1) Excluding balconies and terraces

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		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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