

Park Road

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



This recently renovated two-bedroom bungalow offered with NO UPWARD CHAIN is nestled in a picturesque, tree-lined setting within the highly sought-after village of Barton under Needwood. Occupying a generous plot adjacent to the Queen's Green Canopy land, this home offers a rare combination of peaceful surroundings and convenient access to local amenities.

£300,000



John German

Barton under Needwood is a vibrant and thriving village steeped in charm, with historic buildings lining the streets alongside a variety of shops, a Post Office, doctors' surgery, pharmacy, and public houses. The village boasts a strong community spirit, a well-supported village hall, active sports clubs, and a beautiful Marina featuring restaurants, boutique shops, and a cinema. Educational needs are well-served by the highly regarded local junior school and John Taylor High School. For commuters, there are excellent transport links to nearby towns and cities, along with scenic country walks right on the doorstep.

Exterior & Grounds

The bungalow sits on a spacious plot with a long driveway to the right providing ample parking and leading to a detached garage. A second access point on the left-hand side offers additional convenience and leads to a large, private rear garden—perfect for relaxation or future development potential (subject to planning permission). The outdoor space includes a sun-trap terrace and a well-maintained lawn, ideal for enjoying the tranquil surroundings.

Accommodation

- **Entrance Hallway:** Welcoming entrance with built-in storage cupboards housing a **Worcester Greenstar Combi Boiler** (installed 2019, with 10-year warranty) and plumbing for a washing machine.
- **Kitchen:** Bright and functional, with generous storage, worktop space, fresh tiling and paintwork, new vinyl flooring, and space for a cooker and fridge/freezer.
- **Sitting Room:** A naturally light-filled room with an attractive bay window, freshly decorated in a neutral palette and fitted with new carpeting.
- **Bathroom:** Modern three-piece suite including a curved end bath with overhead shower, full-height tiling, and new vinyl flooring.

- **Bedrooms:** Two well-proportioned bedrooms, both newly decorated and carpeted. The **primary bedroom** offers space for fitted wardrobes and potential for an en-suite addition. The **second bedroom**, ideal as a guest room or home office, enjoys direct access to the rear terrace and garden.

Additional Potential

With its generously sized plot, this property offers excellent potential for extending the living space with a conservatory, garden room, or further rooms (subject to planning consent).

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. The boiler was installed in 2019.

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

Our Ref: JGA/26102023 JGB/01052025

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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