

The Green

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

John German






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£800,000



An impressive five double bedroom detached family home that has been individually designed to offer extensive and flexible accommodation in a central position within this sought after village of with the rare advantage of off-street parking and a large integral garage.

This stunning individually designed home offers extensive and flexible accommodation catering to the modern day needs of a growing family. The ground floor has been designed to entertain, with a sprawling kitchen / diner/ family room which is supported by a formal living room, snug and a further reception room which is currently being used as a bedroom, in addition to a ground floor shower room. The first floor is equally impressive with a master bedroom suite with a 'walk in' wardrobe and en suite. There are four further double bedrooms and two bathrooms. Externally the property provides parking for several cars including an integral garage. To the rear is a generous sized garden with a patio area. A viewing is highly recommended to appreciate what the property has to offer.

Barton-under-Needwood 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.

Ground Floor – Entering the property into the porch, you then enter a spacious hallway leading to all ground floor rooms. The first room to your left is the living room with a feature fireplace. Across the hall, the other front facing room is currently being used as a bedroom but would make an ideal separate dining or family room if required.

Next there is a rear facing reception room overseeing the garden which makes for the perfect snug or playroom, or alternatively another ground floor bedroom as its lies adjacent to a modern ground floor shower room with walk in shower, WC and hand basin complemented by modern tiling.

Finally, the ground floor offers an extremely generous kitchen/diner/living space with an extensive range of high gloss units providing masses amount of storage complemented by wooden worktops and attractive tiled splashbacks. There is a matching central island which has further base units and also incorporates a dining/breakfast bar. The dining/living area is perfect for the family with space for both dining furniture and soft seating. Two sets of rear double patio doors maximise natural light into this great space, ideal for family living and entertainment.

First Floor - The upper floor is equally impressive starting with the master suite having a double aspect bedroom with the luxury of a walk-in wardrobe and en suite shower room.

In addition, there are a further four double bedrooms and two bathrooms.

Outside - Sitting behind a laurel hedge is the private block paved driveway providing parking for several vehicles and giving access to the integral garage.

The generous rear garden has a paved patio accessed from the kitchen, perfect for summer al fresco dining. Beyond this is an extensive shaped lawn with display borders, planting beds and raised planters.

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

Property construction: Brick and tile

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: SKY dish.

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/15012024

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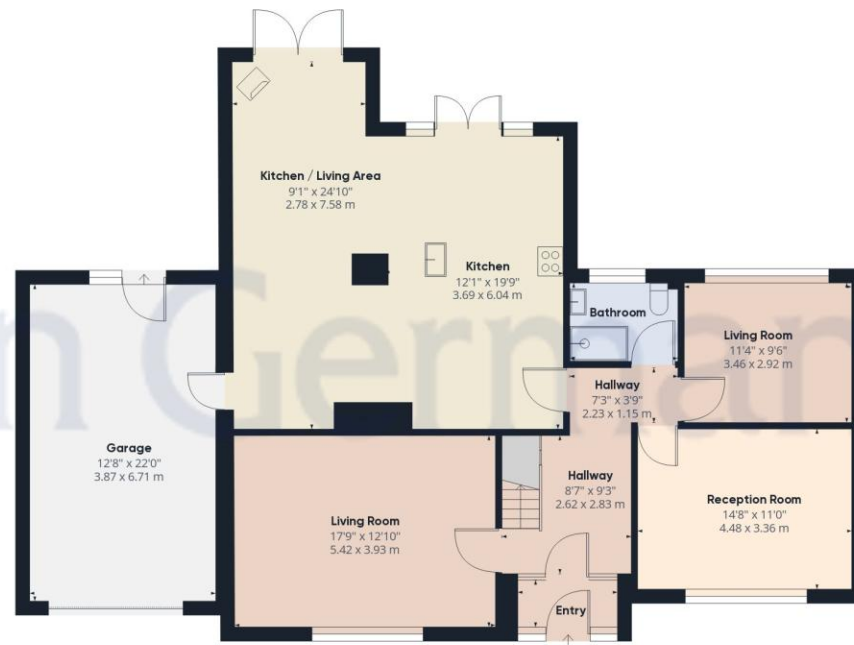






HOUSE RULES
SAY PLEASE & THANK YOU
EAT YOUR VEGETABLES SHARE CHOCOLATE
Eat your Greens PLAY NICE, WORK HARD
YOU DON'T PICK IT UP <
NO WHINING LAUGH
IF YOU SEE IT, MAKE IT
DREAM BIG LEARN
IF YOU TURN IT ON SHARE
TURN IT OFF SMILE
Be honest & love one another FORGIVE





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2604.42 ft²

241.96 m²

Reduced headroom

43.02 ft²

4 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

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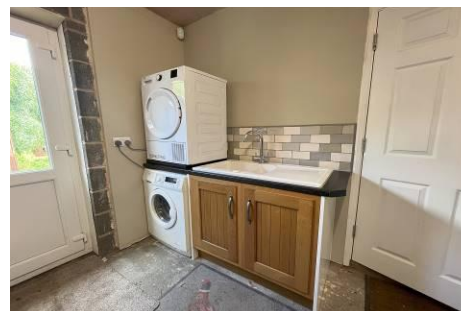
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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