

# The Green

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

John German






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£740,000



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 with utility area having sink with tiled splashback, cupboard and plumbing for washing machine. 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 it 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://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<sup>(1)</sup>**

2604.42 ft<sup>2</sup>

241.96 m<sup>2</sup>

**Reduced headroom**

43.02 ft<sup>2</sup>

4 m<sup>2</sup>

(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.

**GIRAFFE360**



### 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.

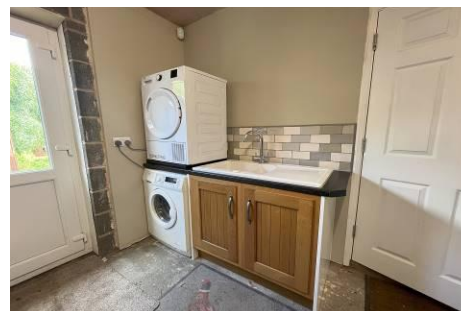
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
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