

Westmead Road

Barton Under Needwood, Burton-on-Trent, DE13 8JP

John
German





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£525,000

A wonderful village home, individually designed and built circa 2005 with well designed accommodation, beautifully presented and ready to move into with highlights including three/four bedrooms, en suite, family bathroom and additional shower room, two/three reception rooms plus a lovely dining kitchen all set in pretty cottage style colourful gardens.



Situated in the sought after village of Barton under Needwood, popular for its John Taylor catchment together with a vibrant village centre with choice of pubs to drink in, places to eat, Co-op store, doctors, schools for all ages plus excellent access to countryside walks and also being well placed for the A38 providing links to the nearby centres to the cathedral city of Lichfield with train services to London, also Burton on Trent, Derby, Birmingham, Nottingham and beyond.

Individually designed and built in 2005 this impressive home is ready to move into, set in pretty cottage style gardens with a good size driveway to the front and canopy porch giving access to a front entrance door which opens into a lovely reception hallway with wood effect flooring, staircase off to the first floor and doors leading off.

To the right there is a spacious home office/study which would make an ideal sitting room or ground floor bedroom with window framing views to front, and across the hallway is a lovely and spacious lounge with a brick fire surround providing the focal point with a gas stove adding a character feel, also with window framing views to front. An archway with exposed brick pillars either side opening through into a lovely dining room with French doors opening out onto the rear gardens.

At the heart of the house is an impressive open plan dining kitchen equipped with a range of base and eye level units with worksurfaces over, with integrated appliances including oven, hob, extractor, fridge freezer and dishwasher. Window framing views across the rear gardens. There is plenty of space for a dining or breakfast table and a door leading through to a useful utility room with additional appliance space, wall mounted gas central heating boiler and door to side.

Also on this floor is a shower room with shower cubicle, vanity unit wash hand basin and WC.

Stairs rise off the hall to the first floor, where there is a gallery landing with skylights and doors leading off to three good sized bedrooms. The master is a particularly spacious double, with window framing views to front and an en suite bathroom with bath, pedestal wash hand basin, bidet and WC.

Bedrooms two and three share a well appointed family bathroom with panelled bath, pedestal wash hand basin and WC.

Gardens to rear feature a paved terrace ideal for outside dining, set amongst pretty cottage style rear gardens which are a sea of colour in the spring and summer, with side entrance via gate.

Agents note: The property has enhanced energy efficiency with solar panels assisting hot water.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

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

Broadband type: TBC

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

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

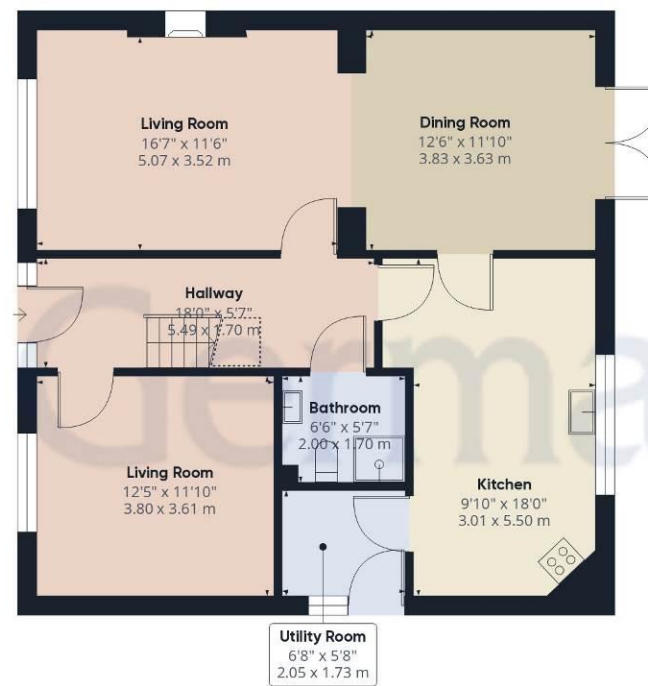
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

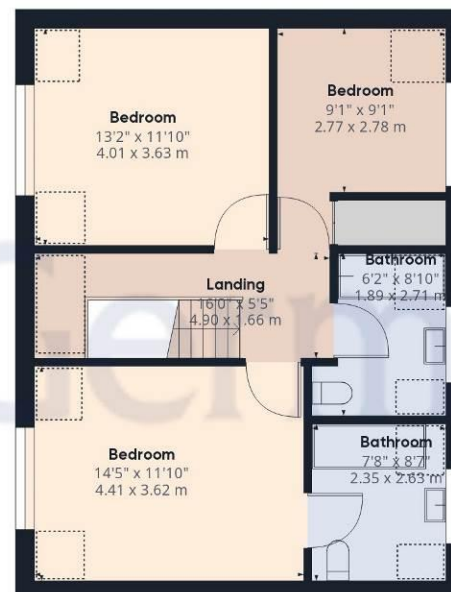
Our Ref: JGA28062024







Ground Floor



Approximate total area⁽¹⁾

1511 ft²

140.38 m²

Reduced headroom

115.01 ft²

10.68 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.



Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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