

Efflinch Lane

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

John
German





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£380,000

A beautifully extended period property that seamlessly combines charming character features with fantastic potential for further modernisation and extension (STPP). Situated on the highly sought-after Efflinch Lane in Barton, this property enjoys a prime location on the peaceful outskirts of the village.



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This period semi-detached home enjoys a superb position within the village with open views to the front and established gardens to the rear. The original build dates back to the late 19th century and has been loved by the same family for over half a century. This property offers the perfect foundation for an ideal family home, presenting a unique opportunity for those looking to add their personal touch. While it requires modernisation, the property offers excellent potential, whether you're seeking to update it cosmetically or undertake extensive extension work to the original structure (subject to planning permission).

Barton Under Needwood has a high standard of amenities including shops, post office, public houses, doctors' surgery, Barton Marina and quality schooling at all levels. The nearby A38 provides links to the A50, M6 and larger centres of Lichfield, Burton, Derby and Birmingham.

The property features off-road tandem parking to the side, accommodating multiple vehicles. A side gate provides access to extended parking options if needed.

Entering the home through the entrance porch, you are welcomed into a spacious through hallway. Stairs rise to the first floor, while doors lead to the ground floor accommodation. To the left of the hallway is the main living room, which showcases an array of charming period features found throughout the property, including high ceilings, a decorative ceiling light rose, and a classic chimney breast. The bay window to the front fills the room with natural light.

At the rear of the home, you'll find another spacious reception room, currently used as a formal dining room. Positioned between the hallway and the kitchen, this room offers excellent potential for modernisation or extension to create an open-plan kitchen/diner (STPP). This room also features a useful storage cupboard housing the boiler. Patio doors open into the conservatory, which benefits from central heating and provides access to the rear garden.

Continuing to the kitchen, you'll find matching wall and base units, a stainless steel 1½ bowl sink with drainer, space for a freestanding cooker and tumble dryer and plumbing for a washing machine. The kitchen flows into a utility room, which is equipped with plumbing for a dishwasher, space for a fridge freezer and provides convenient access to the rear garden. The appliances are available by separate negotiation.

On the first-floor landing, the property offers three generously sized bedrooms. Two of the bedrooms comfortably accommodate double beds along with ample furniture. Adding to the home's character, both double bedrooms feature charming fireplaces. All three bedrooms share a spacious bathroom, which includes a bath with mixer taps, a separate shower enclosure, a wash hand basin, and a low-level flush WC.

The property boasts a generously sized rear garden, offering a delightful mix of lawn, mature shrubs, and pathways. The garden's established hedges and fencing ensure privacy, while its spacious layout offers an ideal canvas for keen gardeners or those seeking a tranquil outdoor retreat. The garden also benefits from an outside WC, garden shed, summer house and two ponds. With direct access from the house, this outdoor space is perfect for family activities, entertaining, or simply enjoying the peaceful surroundings.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Driveway.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains

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

Broadband type: Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

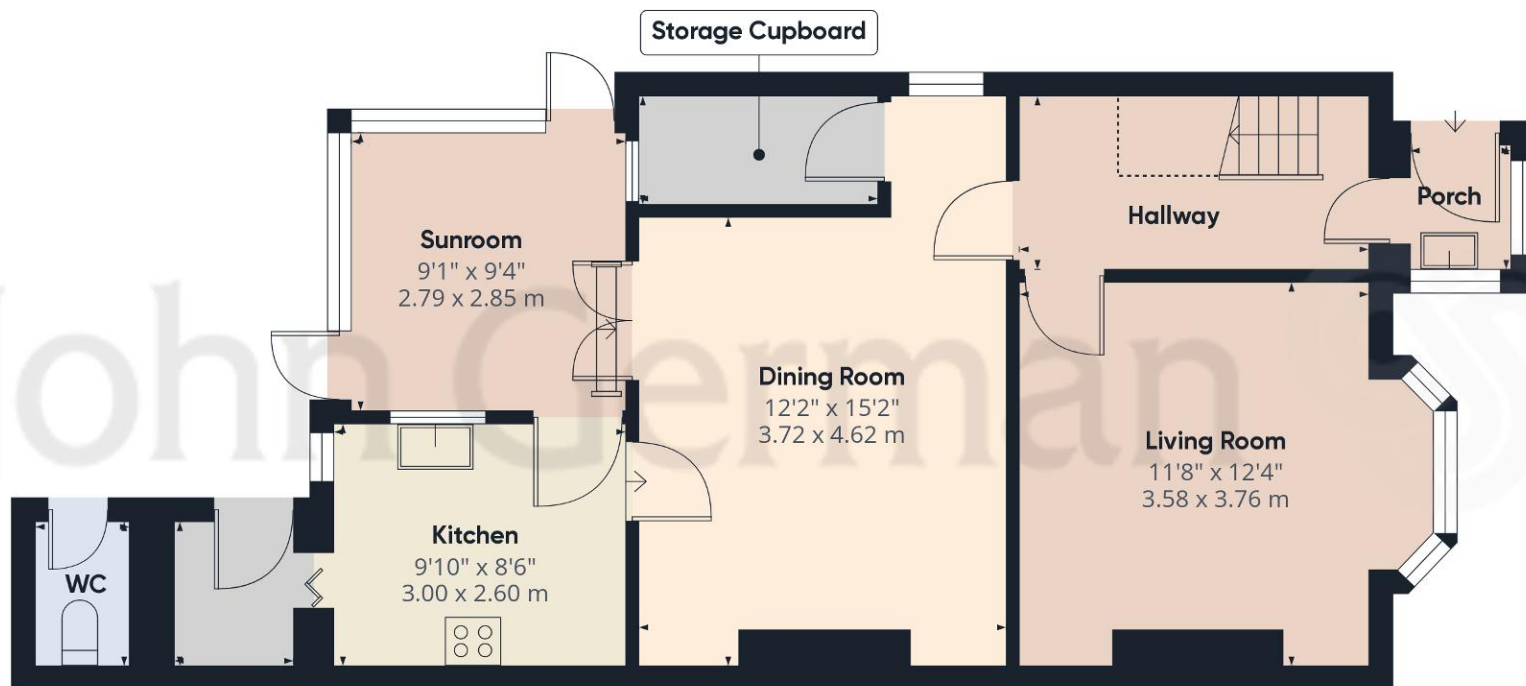
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA08012025







Ground Floor

Approximate total area⁽¹⁾

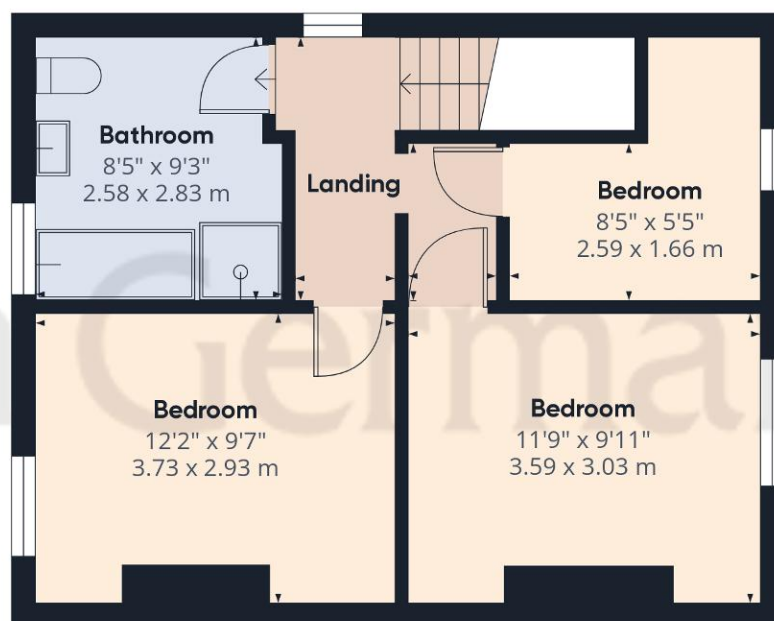
1109.01 ft²

103.03 m²

Reduced headroom

16.06 ft²

1.49 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 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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