

# Barton Gate

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

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£375,000

An extended and renovated semi detached village home featuring a stunning interior complemented by wonderful open countryside views to rear, set in a delightful semi rural location on the edge of the ever popular Barton under Needwood.



Situated on the edge of Barton under Needwood in semi rural surroundings is this stunning semi detached home that has been extended and renovated to an outstanding standard. Available with no upward chain and ready for its new owner!

The village itself 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.

Set behind a good expanse of tarmac driveway providing plenty of parking and the benefit of a car charging point. A canopy porch with entrance hall opens into the welcoming reception hall with wood effect flooring and staircase to the first floor.

The living space has been extended and refitted offering a superb open plan dining/living/kitchen with skylights, picture window and bi-fold doors flooding the room with natural light. The stylish kitchen is equipped with a comprehensive range of base and eye level units and marble worktops over with a matching centre island incorporating a breakfast bar with inset induction hob and additional storage units below. Further appliances include a double oven, microwave, dishwasher and alcove ideal for a fridge freezer. There are ceiling spotlights and contemporary vertical radiators across the room plus plenty of space for both dining furniture and soft seating.

Also off the hall ground floor double bedroom that overlooks the front and an alcove style wardrobe. It has its own beautifully appointed en suite with exquisite tiling, an oversized shower cubicle, fitted vanity unit with inset wash basin, storage cupboards, concealed cistern WC and a towel rail/radiator.

Completing the ground floor is a useful storage/utility cupboard with cloaks space and space for appliances.

The first floor landing has a window to front and gives access to three bedrooms, the master bedroom is a generous double enjoying fantastic rearward countryside views and its own luxurious en suite bathroom with a suite comprising roll top bath with claw and ball feet with shower and screen over, fitted vanity wash basin with cupboard beneath, concealed cistern WC, stylish tiling, towel radiator/rail plus two windows.

Further along the landing is bedroom two that is a generous double also facing the rear and having its own en suite shower room having a shower cubicle, fitted vanity unit with wash basin and cupboard under plus a towel rail/radiator.

There is a further first floor bedroom that could also be used as a home office/study or nursery having a window to the front.

The rear garden is a fantastic outdoor space with a paved patio ideal for outdoor dining and entertaining beyond which is a lawn and an additional paved terrace at the top of the garden, perfect for watching sheep graze on the adjacent field.

**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:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:**

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23012025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







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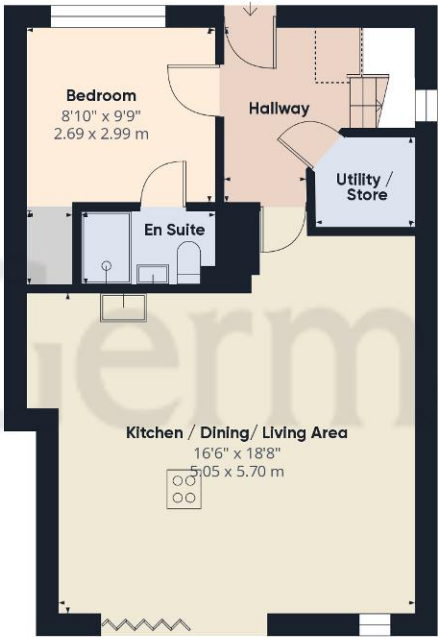




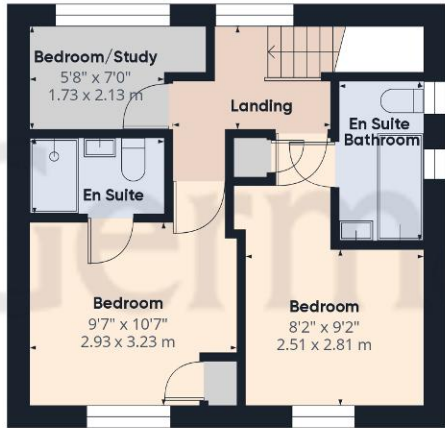








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

927.64 ft<sup>2</sup>  
86.18 m<sup>2</sup>

Reduced headroom

6.25 ft<sup>2</sup>  
0.58 m<sup>2</sup>

(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.

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## 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.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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