

# Hardy Close

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

John German



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£475,000

Offered for sale with NO ONWARD CHAIN, this detached family home on Hardy Close enjoys a prime position in a popular cul-de-sac. Originally the show home for the development, it presents a fantastic opportunity for buyers looking to cosmetically enhance and personalise a spacious family home



The property enjoys a sought-after location on the outskirts of Barton-under-Needwood, within walking distance of the village's excellent amenities and schools. The charming High Street offers coffee shops, independent stores, a post office, pubs, a Co-op, a pharmacy, a GP surgery, a dental practice, and the historic Tudor church. Holland Sports Club provides a range of sporting activities, including rugby, football, cricket, and tennis. Families are well served by Ofsted-rated 'Outstanding' schools, including Thomas Russell Infants and Primary School and John Taylor High School.

The home has an enviable position on Hardy Close. Being the original show home of the development, the property enjoys a good size plot and plenty of living accommodation throughout. The property enjoys a charming front garden which is mainly laid to lawn. To the side of the property there is a tarmacked driveway which sits in front of the detached double garage. The driveway is a brilliant size and allows off road parking for multiple vehicles. Previously used as the sales office for the estate, the garage retains its original sliding door. However, the sellers still have the original up-and-over door, allowing for an easy reinstatement if preferred.

A pathway leads to the porch, which then opens into the entrance hallway. The hallway has stairs leading to the first floor and gives access to all the main living areas of the property. To the left of the hallway, you will find the main living room for the home. Being a generous size with a featured fireplace and double doors leading to the dining room. The dining room is an ideal space to entertain, with patio doors leading to the rear garden and connecting the living room to the kitchen. Once again, the kitchen is a fantastic size and features matching wall and base units, eye level electric oven, gas hob with cooker hood above, inset sink and drainer and plumbing for washing machine. Off the kitchen, there is a convenient located utility room. The utility houses the boiler, sink and drainer, plumbing for washing machine and a door leading to the rear garden.

Off the right of the hallway, the home boasts a separate reception room which is a perfect space for a study, playroom etc. To finish the ground floor living space, there is also a w/c with wash hand basin.

To the first floor, we can offer four generous sized bedrooms. Three of which enjoy built in wardrobe furniture. The pick of the four bedrooms is the master bedroom, having its own ensuite which features a shower enclosure, w/c and wash hand basin. The other three bedrooms share a family shower room, which includes a walk-in shower, w/c and wash hand basin.

To the rear, the garden enjoys not being particularly overlooked by neighbouring properties. Being mainly laid to lawn with established borders and wooden fencing to the perimeter of the boundary.

**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 & Garage **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** 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

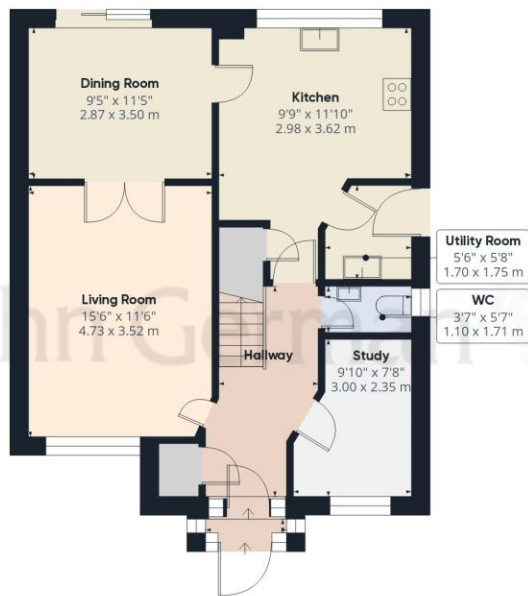
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA27022025

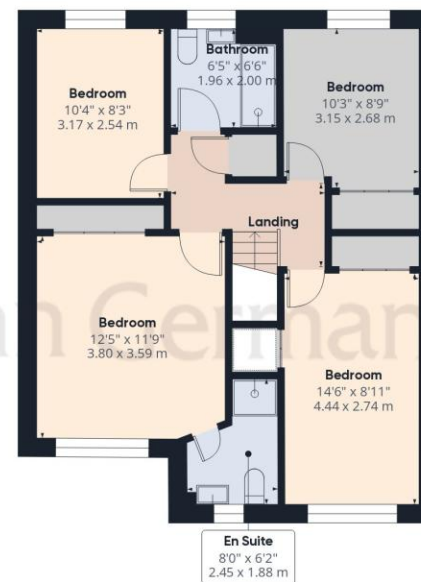








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1570.35 ft<sup>2</sup>

145.89 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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  
Burton upon Trent | Derby | East Leake | Lichfield  
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