

Willow Road

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



A superb and spacious village home located within John Taylor catchment offering a fantastic family home set behind a double width drive featuring a smart kitchen and two good sized reception rooms.

£265,000



John German

Situated in the sought after village of Barton under Needwood offering 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.

Accommodation - A side entrance door opens into the welcoming reception hall having a useful built in storage cupboard ideal for coats and shoes. To the left is the smart fitted kitchen equipped with a range of base and eye level units, contrasting worktops incorporating a ceramic sink and drainer set below a front facing window and metro splash back tiling.

The lounge is a lovely spacious room having a window and French doors out to the rear garden and a feature focal fire surround housing an open fire. A good sized separate dining room overlooks the front with attractive wood flooring and the potential to be used as additional sitting room/family room if required.

Off the lounge stairs rise to the first floor landing having a useful double storage cupboard. Doors lead to two double bedrooms and a single third bedroom that would also make an ideal home office/study. The modern family bathroom has a white suite including panelled bath with shower over, pedestal wash hand basin and WC plus tiled walls and ceiling spotlights.

Outside - The rear garden has a block paved patio area and is predominantly laid to lawn. To the front is a block paved driveway providing double width parking.

Note: We understand the property has a right of way across a neighbours driveway giving side access around to the rear garden.
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/13032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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Agents' Notes

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