

Westmead Road

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

John
German






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£495,000



After a full renovation and extension over four years, this home has been transformed into a stunning modern family space. Set on a sought-after road in Barton Under Needwood, it perfectly suits contemporary living. A must-see to truly appreciate its quality and design.

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Having previously undergone extensive renovation and extension, this spacious and stylish family home enjoys a fantastic village setting. Barton under Needwood 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.

To the front, the property boasts fantastic kerb appeal, finished to white render to the exterior. The home provides off road parking to the front for multiple vehicles via a hardstanding gravelled driveway to the front and side.

As you enter the home, you instantly feel the spaciousness the home has to offer, the hallway opens up and seamlessly flows through the open plan kitchen diner to the rear of the home, alongside giving access to the rest of the ground floor living accommodation. To the right of the hallway, the sellers have created a downstairs bedroom. With built in sliding wardrobes and access to its own en suite which has a walk in shower, wash hand basin and w/c.

The real showstopper of this beautiful home is the spacious open plan kitchen/diner to the back of the property. Being almost 26 ft in length, this space is an absolutely ideal space to entertain and relax. The kitchen features a central breakfast island, matching wall and base units with quartz worktops above, ceramic Belfast sink, double integrated fridge/freezer, integrated dishwasher and belling rangemaster cooker with cooker hood above. To the back of the kitchen, there is enough space to home a sizeable dining room table and chairs. The kitchen opens up to the garden via bi fold doors. Sat adjacent to the kitchen is the conveniently located utility room, fitted with plumbing for washing machine with space for tumble dryer and separate fridge. Also adjacent to the kitchen/diner is the cosy living room.

To the first floor, the landing has doors to three further bedrooms and the family bathroom. The master bedroom is the pick of the three bedrooms to the first floor, with access to its own dressing room space and en suite. The en suite comprises of a walk in shower enclosure, wash hand basin and w/c. The other two bedrooms to this floor are also both double bedrooms and share a family bathroom. The family bathroom has a freestanding bath tub, walk in shower, w/c and wash hand basin.

The rear garden has been extensively landscaped since the current owners moved in. Mainly laid to lawn and not overlooked by neighbouring properties, the garden is an quiet and peaceful space which captures the sun beautifully. The garden has a patio space, which is a perfect space for outdoor furniture.

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: 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
www.eaststaffsbc.gov.uk

Our Ref: JGA/01042025

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Ground Floor

Approximate total area⁽¹⁾

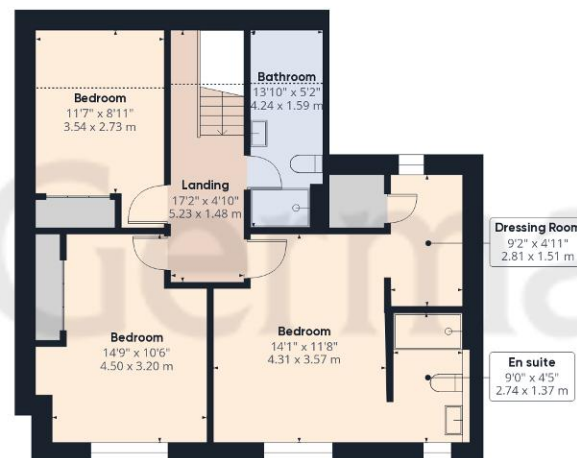
1696.83 ft²

157.64 m²

Reduced headroom

60.11 ft²

5.58 m²



Floor 1

(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.

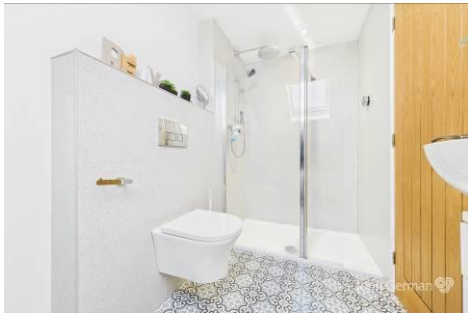
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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