

# Thornhill Close

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

John German



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Offers Over £500,000

Offered for sale with NO ONWARD CHAIN is this brilliantly positioned family home on the popular Park Road Estate, within John Taylor catchment area. Offering an array of fantastic features throughout, this stunning property is ideal for family living in a desirable village location.





Barton-under-Needwood is a charming village north of Lichfield, just off the A38, offering a wealth of local amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs and Barton Marina. The area is renowned for its sought-after schools, including Thomas Russell Infant and Junior Schools and John Taylor High School.

Situated in an enviable position on Thornhill Close, approached by a block paved driveway to the front providing ample space for off road parking and access to the double garage. The garage is equipped with power and lighting and is accessed via up and over doors to front. The front garden also has a large lawned area to side with mature trees and shrubs.

As you enter the home, you are greeted by an inviting hallway which has stairs leading to the first floor landing and gives access to the main living areas of the home. To the right of the hallway, you will find the versatile home office. Currently used as a study / home office but could alternatively be used as a playroom, separate living room etc. To the back of the home, the property offers a generous sized living room with gas feature fireplace. Sliding doors from the living room lead to the conservatory which is uPVC fitted and gives access to the rear garden. The dining room of the home can either be entered off the hallway or through the living room. For those seeking to create an open-plan living space, this space offers the ideal opportunity for reconfiguration. The fitted kitchen is located to the left of the hallway and has matching wall and base units, base level oven, gas hob with cooker hood above, integrated dishwasher, sink with drainer and external side door. To finish the ground floor, the property hosts a WC off the hallway.

The first floor benefits from four generous sized bedrooms, three of which can comfortably fit a double be. The master bedroom is the pick of the four bedrooms, which has its own en suite. The en suite features a shower cubicle, wash hand basin and WC. The other three bedrooms then share a family bathroom to the first floor, the bathroom features a bath with mixer taps and shower above, WC and wash hand basin.

The rear garden is a brilliant space to relax and entertain. Filled with mature planting that offers both colour and privacy. With a lawned area, established flower beds, and a patio space ideal for outdoor dining. The garden also offers more than enough room to accommodate a substantial rear extension (STPP), without compromising on outdoor space.

**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:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(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 F

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

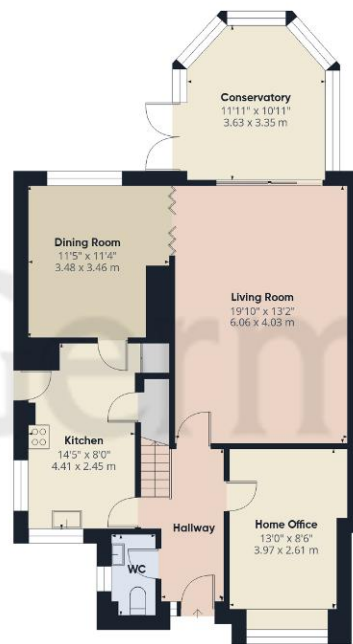
**Our Ref:** JGA/13052025

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Ground Floor

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

1566 ft<sup>2</sup>

145.3 m<sup>2</sup>



Floor 1

(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.

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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.

### Agents' Notes

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### Referral Fees

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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		
69-80	C		78 C
55-68	D	68 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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