

Arden Road

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

John
German





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£300,000

A wonderful extended semi detached home in a desirable village location in John Taylor catchment offering a beautifully presented interior including a smart fitted kitchen, amazing open plan living/dining space, 3 good sized bedrooms, broad drive and gardens.

Situated in the sought after village of Barton under Needwood that 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 double width driveway providing ample off road parking with a front entrance door opening into a welcoming hall with a guest's cloakroom/WC leading off. Also off the hall is the smart refitted and upgraded kitchen with a stunning range of two tone high gloss units complemented by stylish worktops over and a matching breakfast bar. There is an eye level double oven, hob, extractor hood, fridge and freezer plus tiled flooring. A glazed door opens into the inner hall where stairs rise to the first floor landing.

To the rear is an amazing rear extension creating an impressive open plan living/dining area having herringbone flooring throughout the dining area having high vaulted ceiling with skylights. Bi fold doors open out to the rear garden, perfect for families and entertaining.

On the first floor are three bedrooms, the attractive master bedroom has fitted wardrobes across one wall. The well appointed family bathroom having a panelled bath with shower and screen over, fitted vanity unit with wash basin and WC, a wall cabinet plus a towel rail/radiator.

The beautifully landscaped rear garden has a paved patio area and a neat shaped lawn surrounded by raised planted beds.

Viewing is highly recommended to appreciate the quality of accommodation on offer in this desirable village setting.

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

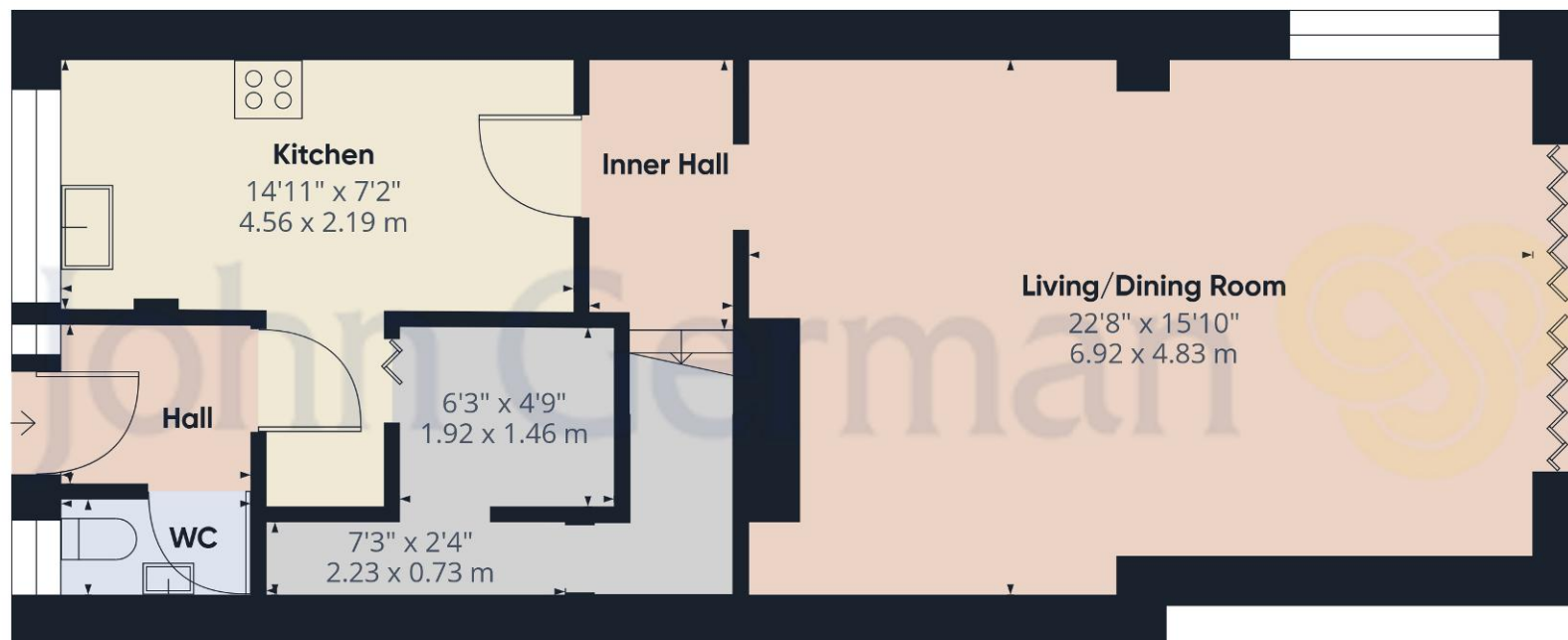
Our Ref: JGA/16052025

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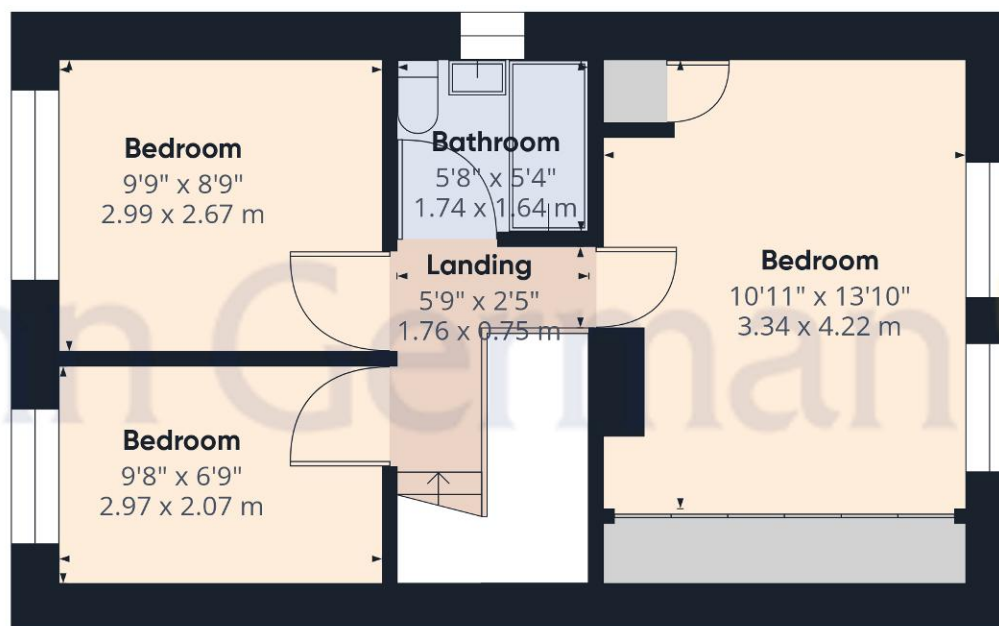


Ground Floor

Approximate total area⁽¹⁾

1017 ft²

94.5 m²



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.

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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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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.

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