

# Arden Road

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

John  
German









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£450,000

Charming 3-Bedroom Detached Dormer Bungalow  
with Stunning Garden in Sought-After Barton  
under Needwood



Nestled behind a beautifully maintained lawned front garden, this delightful three-bedroom detached dormer bungalow offers spacious, flexible living in the heart of the highly desirable village of Barton under Needwood. Step through the front door into a welcoming and generously sized hallway that sets the tone for the rest of the home. Its ample proportions mean it could easily be adapted to create a cosy reading nook, snug, or home office-ideal for modern living. To the left, an expansive L-shaped living room is bathed in natural light from a large front-facing window and French doors opening onto the garden. A feature log burner adds a cosy focal point, making this space ideal for both relaxing and entertaining.

The well-appointed kitchen is fitted with a range of wall and base units, an integrated fridge-freezer, eye-level double oven, induction hob with extractor, and space for a washing machine. A large side window fills the room with light while maintaining privacy thanks to established greenery.

Also on the ground floor are two generously sized double bedrooms, both offering lovely natural light and pleasant, private outlooks-one with a bay window to the front, and the other overlooking the side garden. The family bathroom is the most recent renovation to the home and has been stylishly finished with a large walk-in shower, WC, and wash basin.

Upstairs, the serene master suite offers a peaceful retreat, complete with garden views and a luxurious en-suite bathroom featuring a freestanding deep bath, walk-in shower, hand basin, and WC.

Outside, the property benefits from a garage and driveway for convenient parking. The rear garden is a true highlight-lovingly maintained and bursting with colour throughout the seasons. With several seating areas, it's the perfect spot to relax, entertain, and enjoy the outdoors.

Situated within walking distance of Barton under Needwood's picturesque village centre-with its independent shops, welcoming pubs, cafés, and everyday amenities-this home also falls within catchment for the highly regarded John Taylor High School. Barton Marina and beautiful countryside walks are nearby, while the A38 offers excellent transport links to Lichfield, Burton-upon-Trent, and beyond.

This charming home blends comfort, character, and location-an ideal opportunity to enjoy life in one of Staffordshire's most sought-after villages.

**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 D

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

**Our Ref:** JGA28052025

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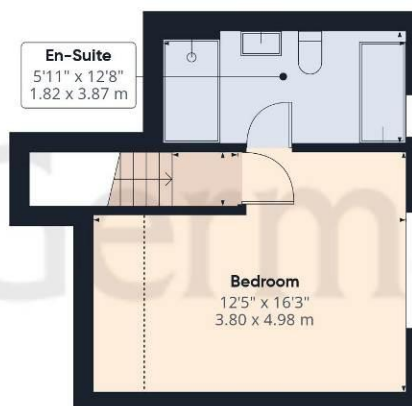








Ground Floor



Floor 1

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

1243 ft<sup>2</sup>

115.3 m<sup>2</sup>

**Reduced headroom**

37 ft<sup>2</sup>

3.5 m<sup>2</sup>

(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.

GIRAFFE360





## 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.

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