

Park Road

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

John
German





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£475,000

Set in the ever popular village of Barton is this lovely extended detached family home offering a spacious lounge, stylish kitchen, dining room plus a family room and conservatory, 4 bedrooms, en suite, family bathroom, recently laid drive, garage and gardens. John Taylor catchment.



John German

Occupying a fantastic position on Park Road is this extended detached family home, perfectly situated just a short stroll away from the village centre. 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.

Set behind a good sized frontage including a newly laid tarmac driveway plus additional gravelled parking area along with a detached single garage. A canopy porch with front entrance door opens into the welcoming hall with stairs to the first floor having useful understairs storage below plus a door into the guest's cloakroom/WC.

On your left is a light and spacious lounge with front facing window, focal point fireplace and double glazed patio doors into the conservatory that overlooks and has access to the rear garden. Across the hall is a fitted kitchen equipped with a stylish range of base and eye level units, complementary worktops, integrated oven, hob and extractor, sink and drainer set below a front facing window plus a useful side door to the drive. An arch opens into the dining room, ideal for families and entertaining.

An extension has created a sitting/family room which is open plan to the dining room and has windows overlooking the garden.

On the first floor there are four bedrooms, the master has been extended and benefits from its own en suite shower room. The three further bedrooms share the family bathroom.

The rear garden has a recently laid patio area, perfect for outdoor dining with a shaped lawn beyond surrounded by mature planted borders.

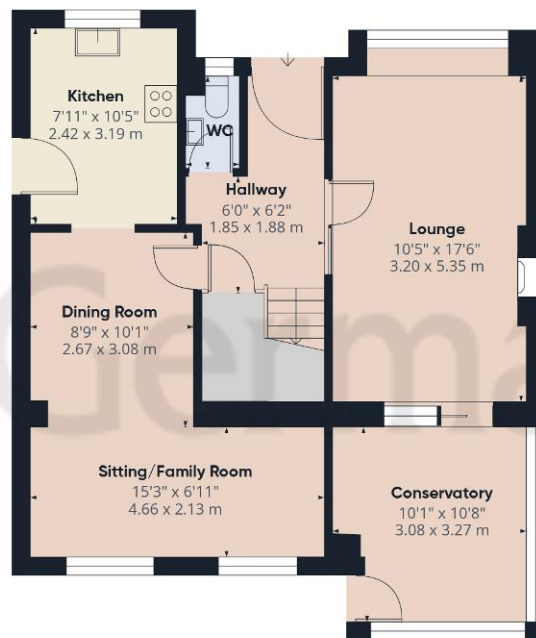
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: Buyers are advised to check access to the garage is suitable for their purposes. It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard **Parking:** Drive **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** Mains
(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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/05062025

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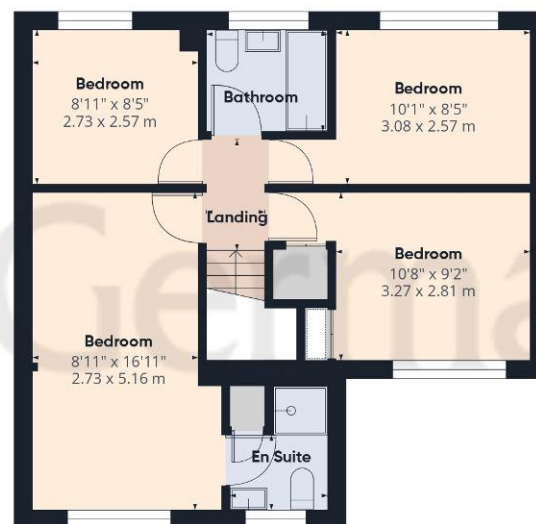


Ground Floor

Approximate total area⁽¹⁾

1223 ft²

113.6 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.

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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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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