

Blue Cedar, Arden Road

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

John
German



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£550,000

Standing on a substantial corner plot fronting Efflinch Lane is this impressive dormer residence offering a fantastic home with plenty of space, storage and potential. The light and airy interior includes five bedrooms, two reception rooms, conservatory, wide drive and two garages.

Situated on a fantastic corner plot on Arden Road with a prominent frontage onto the prestigious Efflinch Lane, this impressive home is ready to move into while offering plenty potential to expand, modernise and personalise, subject to planning permission. Located in the highly desirable village of Barton-under-Needwood, the property benefits from being within the John Taylor School catchment area and is just a short walk from the vibrant village centre. Local amenities include a selection of pubs, restaurants, shops, a medical centre, and the popular Barton Marina. The area also boasts excellent transport links via the A38 and A50, making it ideal for commuters.

A set of double doors opens into the porch, leading into the welcoming entrance hall with wood flooring and doors leading off. To the left, you'll find a well-appointed kitchen/diner enjoying a lovely dual aspect with views over the rear and side gardens. The room features tiled flooring, a range of fitted cupboards, a useful pantry, space for appliances, and a door leading to a spacious conservatory - perfect for enjoying the garden throughout the year. The living/dining room is filled with natural light, thanks to its triple aspect, including a large picture window that frames views to the front and window to each side. The dining area features a fireplace and ample space for a dining area, with stairs rising to the first floor. Also off the hallway are three ground floor bedrooms, the master bedroom enjoys views over the front garden, the second double bedroom overlooks the rear garden and the third bedroom could also serve as an ideal home office. The family bathroom is a bright space fitted with a white suite, including a bath with shower and screen, wash basin, WC, bidet, and a built-in cupboard housing the washing machine.

The landing includes a skylight, hatch to loft storage, and doors to two well-proportioned bedrooms. One is a generous double with fitted wardrobes; the second is currently used as a spacious twin room. The shower room with skylight is fitted with a three-piece suite and houses the Vaillant gas boiler.

Outside - To the front is an established generously sized front garden laid to lawn with mature hedging and borders complemented by a resin gravelled path across the front matching the resin gravelled drive. The rear garden is a real sun trap in the afternoon, beautifully landscaped with paved terraces, gravelled areas, and gated access to both Arden Road and the wide private driveway. A spacious detached outbuilding comprising two single adjoining garages, a utility room and a WC, offers excellent potential for conversion to ancillary accommodation, home office or studio (subject to necessary consents).

Note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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 and two garages

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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/30062025



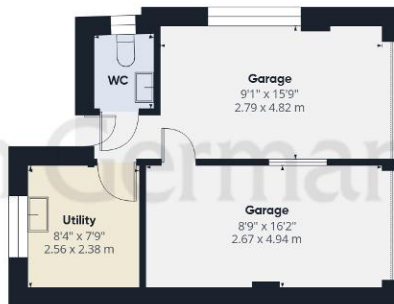




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1834 ft²

170.4 m²

Reduced headroom

55 ft²

5.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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.

Referral Fees

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.

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		
55-68	D	63 D	72 C
39-54	E		
21-38	F		
1-20	G		

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