

# Salt Drive

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

John  
German







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£475,000

An impressive modern detached family residence situated in the highly desirable village set upon a fantastic corner plot, with a superb extended dining kitchen and detached garage.





This sought after village 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.

Step through the main entrance door into the welcoming reception hallway with doors leading to the family lounge, kitchen and study.

The well proportioned lounge has plenty of natural light courtesy of its fantastic bay fronted window. Adjacent is the study, having a front facing window, perfect for those working from home or could be used as an additional sitting room or family room etc.

Across the hall is the stylishly appointed living and dining kitchen that has been extended to create an excellent space for both dining and relaxing, perfect for entertaining guests. The kitchen is fitted with a range of high gloss wall, drawer and base cabinets that wrap a round three walls and integrated appliances include an eye level oven, hob, extractor fan and dish washer.

Completing the ground floor is a two-piece guest's cloakroom.

Climb the stairs to the first floor where there are four good sized bedrooms, the master benefiting from its own en-suite shower room having attractive wall covering to the shower area. Completing the first floor is the family bathroom having a three-piece suite and modern tiled walls.

Outside - The good sized rear garden has a wide paved patio area with Astro turf beyond surrounded by raised planters.

A tarmac driveway leads to a detached garage.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

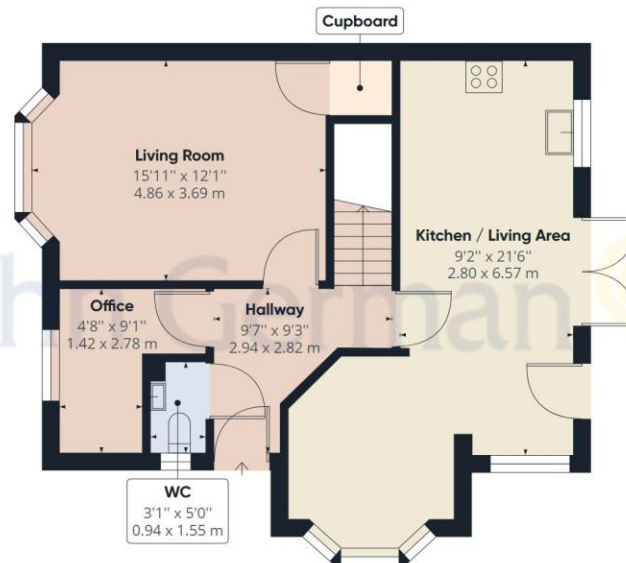
**Our Ref:** JGA/01022023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







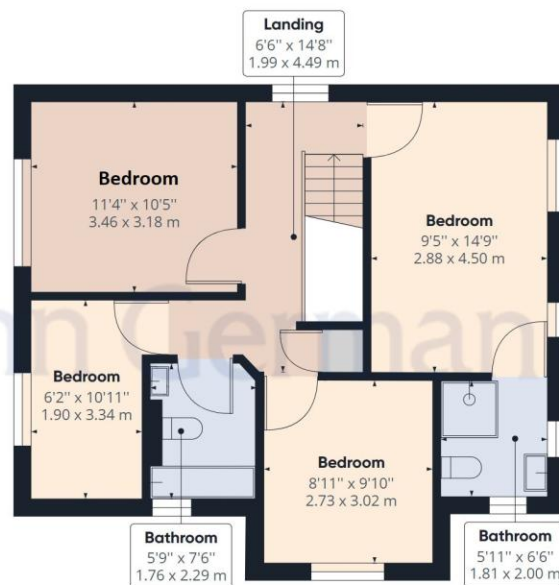


Ground Floor

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

1238.10 ft<sup>2</sup>

115.02 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.

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.

### 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             |         | 93   A    |
| 81-91 | B             | 84   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### John German

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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