

Efflinch Lane

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

John German



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£595,000

Located on one of Barton Under Needwood's most sought-after roads, this extended semi-detached family home boasts a stunning open-plan kitchen, modern interiors, a spacious driveway and garage—making it the perfect choice for families.

The village offers an excellent range of amenities, including shops, pubs, Barton Marina, a doctors' surgery, dentist, and schools for all ages-most notably the highly regarded John Taylor Academy. It also benefits from superb access to the A38 and A50, providing convenient links to Lichfield, Burton upon Trent, Birmingham, and Derby.

The home enjoys an expansive driveway to front, providing off road parking for multiple vehicles. The driveway follows on to the internal garage, which is accessed via an up and over door to front. The garage is equipped with power and lighting throughout.

As you enter, the property opens up into a spacious hallway, which gives access to the ground floor accommodation and has stairs leading to the first floor. To the left of the hallway, there is a separate reception room, which is currently used as a dining room. The dining room features a bay window to front and a functioning log burner.

To the rear of the property, the home has been massively extended to create the most amazing open plan living space with kitchen. The living area also features a functioning log burner and has ample room for living room furniture. The space then opens up into the kitchen area. This is the extension of the original build and features matching wall and base units, rangemaster style cooker with cooker hood above, dishwasher, integrated washing machine, American style fridge freezer, wine cooler and central island with breakfast table. Large Bi fold doors then open up to the rear garden.

The first floor landing gives access to the four bedrooms. Three of which can comfortably take a double bed, with the fourth bedroom being better used as a home office / study. The four bedrooms share a family bathroom which has a bath with mixer taps and shower above, w/c and wash hand basin.

One of the standout features of this home is the impressive rear garden, which has been beautifully maintained by the current owners and thoughtfully designed with multiple areas to enjoy. It includes a large pond, a generous lawn enclosed by mature hedgerows, and a decked area perfect for outdoor seating. To the rear, a dedicated BBQ area provides an ideal space for entertaining family and friends.

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:** Mains 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

Our Ref: JGA18082025

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.

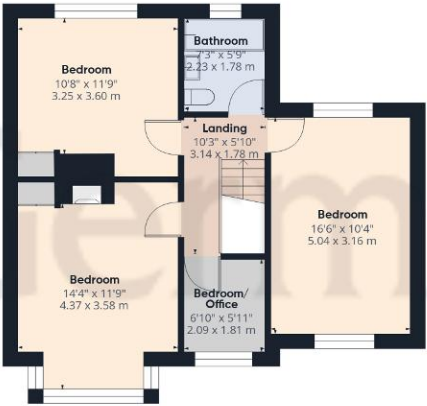
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1569 ft²

145.7 m²

Reduced headroom

15 ft²

1.4 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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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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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