

Short Lane

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

John
German



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£689,000

This beautifully presented and extended dormer bungalow offers a stunning home with flowing versatile accommodation on a wonderful corner plot. It has two driveways, a large detached garage, established gardens, 3/4 bedrooms, light and spacious reception rooms plus a superb breakfast kitchen and utility.

This exceptional and beautifully presented home is set on a corner plot on the ever popular Short Lane, also fronting Efflinch Lane having a large expanse of driveway to the front in addition to a second driveway and a detached garage. The location is perfect for a stroll into the vibrant village centre with a choice of pubs, cafes and bars, a Co Op store, doctors and pharmacy. Excellent schooling is also within easy walking distance along with the sports club and Barton Marina. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

The ground floor features a light and airy space with plenty of flexibility making this home ideal for family buyers or downsizers.

The generous sized hall creates a welcoming entrance with wood flooring, useful storage and doors leading off. The main living/dining room is an ideal space to relax or entertain, enjoying a dual aspect including a bay window framing views to the front and a window to side in the dining area.

The well appointed breakfast kitchen is fitted with an attractive range of modern units along with a matching island unit and integrated appliances. There is space for a sofa and doors lead out to the rear garden, ideal for indoor and outdoor living. Leading off is a useful utility room with a door to rear, further units and additional appliance space.

The excellent sized master bedroom has dual aspect windows and the potential to add an ensuite should a buyer wish. Further along the hall is a second double bedroom and the third bedroom which is currently used as a home office/garden room.

Completing the ground floor is a well appointed bathroom with contemporary tiling and white suite including a bath with shower over.

A superb character loft conversion creates a light double bedroom with a dormer window framing lovely views and a handy ensuite WC – ideal for a guest or teenager's room.

There is plenty of parking provided by two driveways along with a large detached garage having space for a car or a workshop and everyday storage.

The bungalow has pretty established gardens that have been lovingly maintained with lawns, various seating areas and abundantly stocked beds and borders. Its elevated position gives a private feel.

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 garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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/>

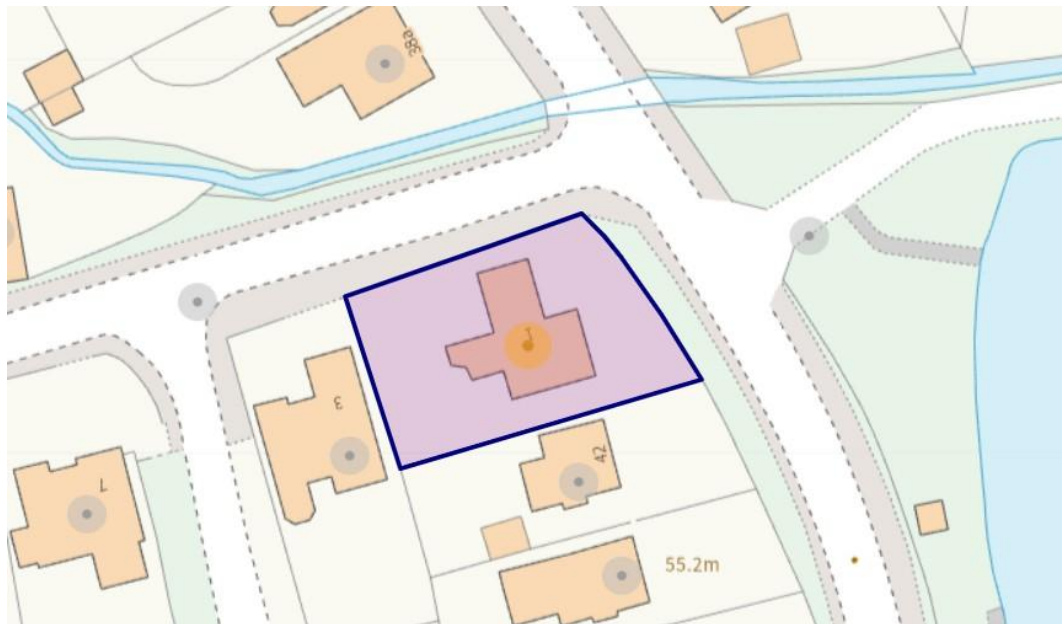
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02102025

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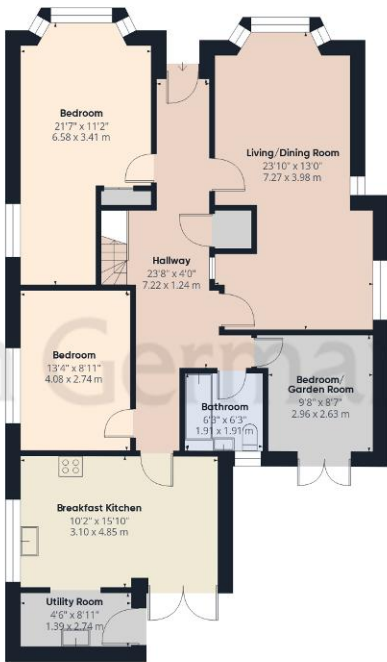




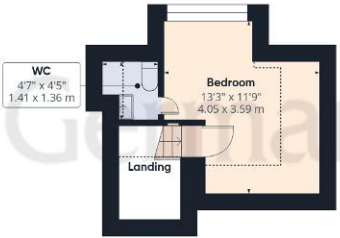




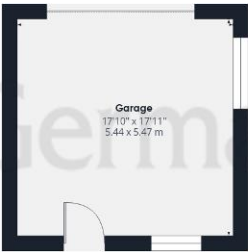




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1574 ft²
146.3 m²

Reduced headroom

49 ft²
4.6 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.

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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.

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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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