

Short Lane

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

John
German



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£1,200,000

This beautiful home has an elegant & stylish interior and an abundance of light & spacious accommodation perfect for a large family featuring an amazing kitchen/dining/living room, two large reception rooms, five stunning bedrooms, three ensuites, two dressing rooms together with a large drive, double garage and gardens.



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For those searching for a modern luxury home with a wow interior this could be your perfect property. Set in one of Staffordshire's most popular villages within walking distance to the vibrant village centre having a range of amenities including shops, pharmacy, doctors, boutique stores, salons, a choice of popular bars, pubs and cafes, together with John Taylor High School, making this a fantastic location with a superb village lifestyle.

Extended and renovated by the current owners, the house showcases a stunning light and elegant interior ready to move into. Set behind a large drive with a timber porch and front door opening into a very spacious reception hall with stairs, guest WC and doors leading off including useful internal access into the garage.

To the left is a stylish modern lounge with a media wall, plush carpets and views to front, make this an ideal space to relax in.

The highlight is an exceptional open plan kitchen/dining/living space, a wonderful space opening out to the rear gardens ideal for a large family and amazing for entertaining. The kitchen has plenty of fitted units and a large island as the centre piece with a breakfast bar. There are integrated appliances including an induction hob with downdraft venting, double oven fridge/freezer and a dishwasher. The dining area has space for a large table, a roof lantern adding plenty of natural light and garden views.

There is a large living/sitting room with double doors to the kitchen, plenty of space for sofas and a fireplace. Patio doors open out to the garden.

A large utility room and useful pantry provide extra storage and appliance space together with a boiler cupboard and side access.

The landing is generously sized with doors leading off to five bedrooms which all impress.

The stunning master suite comprises a large bedroom with feature bath in the bay window, dressing room with automatic lighting and a luxurious ensuite shower room with a large shower, twin basins, chrome towel rail and stylish panelling.

Bedroom two, also an outstanding bedroom enjoys views across the rear garden and also has the luxury of a dressing room and its own lovely contemporary ensuite shower/bathroom.

Bedroom three is perfect for a teenager, a large room with fitted wardrobes, views to front and an ensuite shower room.

Bedroom four is a light and airy double sized room with fitted wardrobes and garden views. Bedroom five is used as home office/study with views to front. The family bathroom has a four-piece suite and spotlights.

To the rear, large gardens offer superb outdoor space with a large paved terrace ready for garden furniture, shaped lawns and side access.

The double garage is ideal for car enthusiasts, workshop space or extra storage if needed.

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 & 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/>

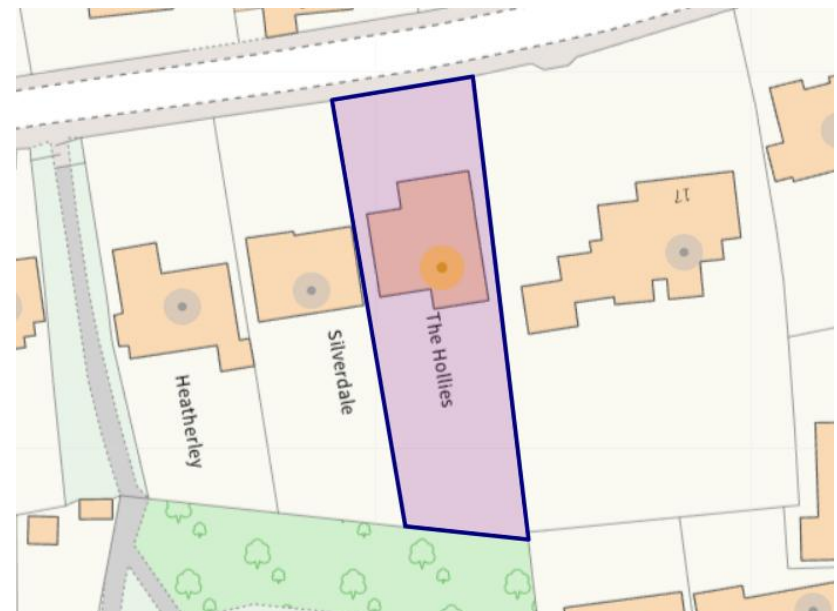
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G

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

Our Ref: JGA/14092026

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.



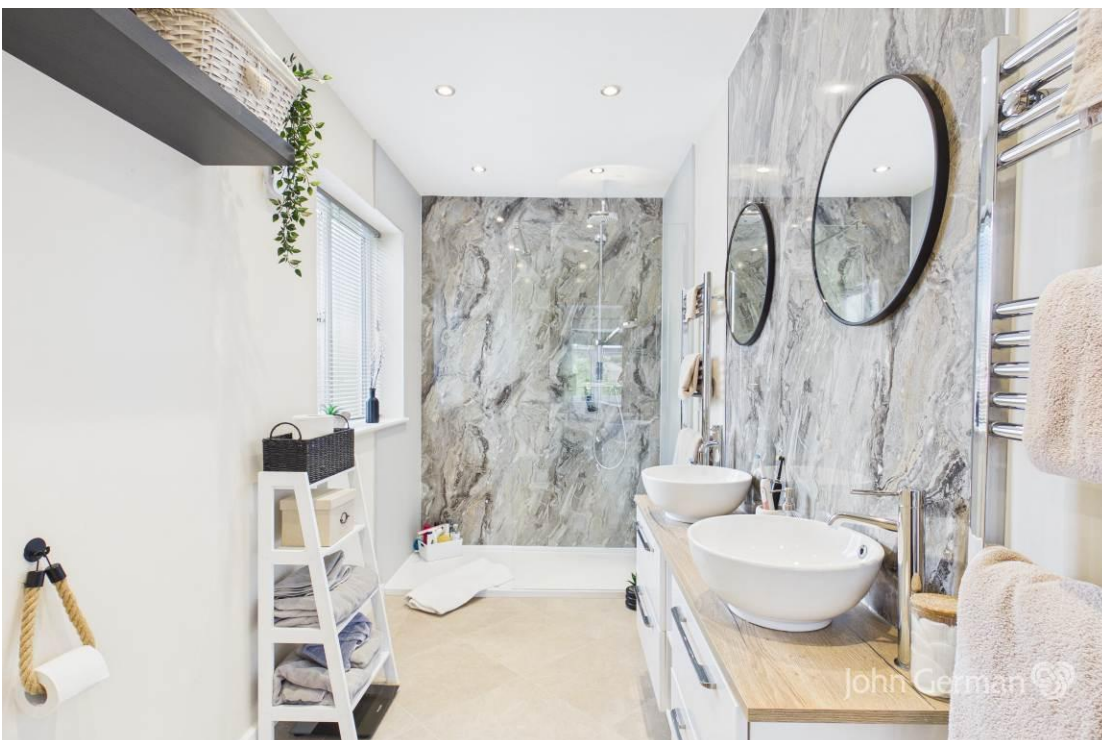




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Ground Floor

Approximate total area^m

278.4 m²

2995 ft²

Reduced headroom

1.3 m²

14 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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