

Lichfield Road, Barton Under Needwood, Burton-On-Trent, DE13 8ED

£250,000

Council Tax Band: C



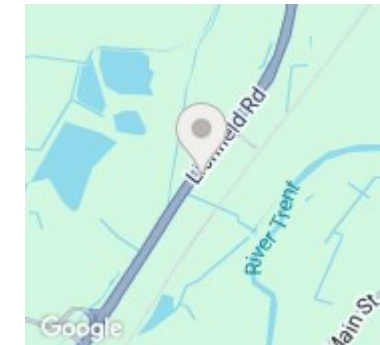
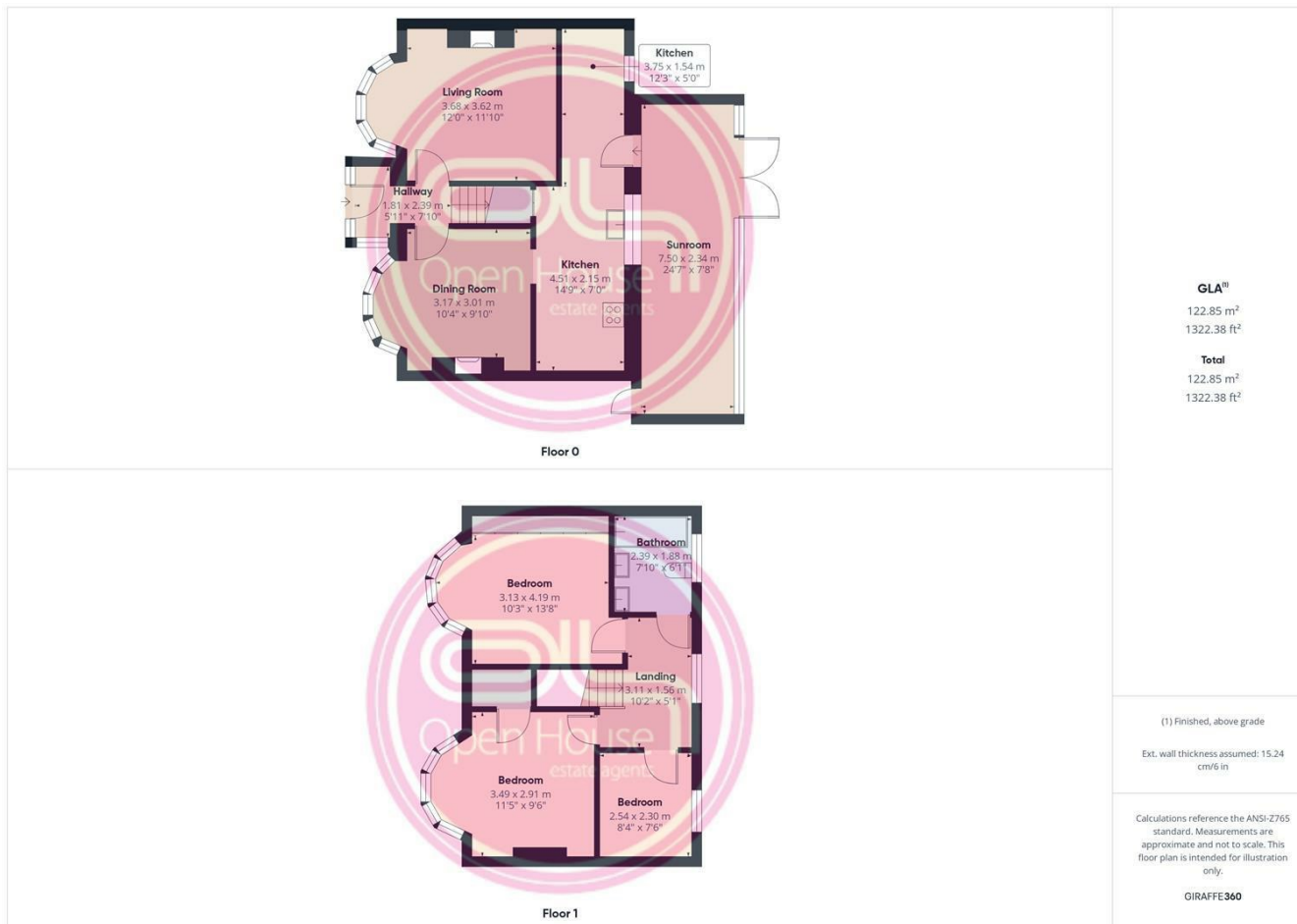
Located on the A38 in the ever-popular village of Barton under Needwood, this spacious double-fronted detached family home offers an impressive blend of traditional character, modern upgrades, and a superb amount of outdoor space. Perfectly positioned for families, the property falls within the catchment for the highly regarded John Taylor High School, while also being close to the village's independent shops, cafés, marina, doctors, pharmacy and excellent commuter routes to Burton, Lichfield via the A38. To pair with this the home has National Forest and country walks on the door step.

Internally, the property features two generous reception rooms—each with bay windows and charming fireplaces—together with a beautifully modernised open-plan kitchen extending through to a bright sunroom overlooking the garden. Upstairs are three well-proportioned bedrooms and a recently refurbished contemporary bathroom.

Externally, the home truly stands out, with a large frontage providing extensive parking, plus an exceptional landscaped rear garden featuring a pond, pergola seating area, large patio areas and mature planting. This is an ideal home for those wanting space, convenience and character in a highly desirable village.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	