



John German



Set upon a notably generous plot within the ever-popular village of Barton under Needwood, this three-bedroom semi-detached bungalow presents an exciting opportunity for buyers seeking space, privacy, and excellent potential. Enjoying a quiet position on Cedar Road, the property offers a wonderfully versatile layout, well-maintained accommodation, and scope for modernisation or further development (subject to the relevant permissions), all while benefiting from the advantage of no upward chain.

Guide Price £275,000

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A welcoming entrance hallway sets the tone on arrival, offering a useful storage cupboard and leading naturally into the principal areas of the home. The kitchen is well arranged with an array of wall and base units, an eye-level oven, extractor fan, and ample work surfaces. There is comfortable room here for a dining table, making it an ideal setting for casual family meals. From the kitchen is an excellent utility space, adding practicality and flexibility to daily living.

The living room is a particularly charming feature of the property, offering generous proportions, a characterful feature fireplace and a large bay window that fills the room with natural light while providing a relaxing outlook onto the garden. Continuing along the hallway, the shower room is fitted with a shower cubicle, hand wash basin and WC, serving the two ground-floor bedrooms. Both bedrooms are pleasantly proportioned, making them suitable for guests, children, or use as office space if required.

To the first floor, the dormer extension creates a superb double bedroom, enhanced by fitted wardrobes and a convenient storage cupboard. Beyond this lies a further section of loft space—an impressive area offering significant storage capacity and, for those with vision, clear potential for conversion (subject to planning permission).

The property's appeal continues outdoors, where gardens wrap around the front, side and rear. The front is laid to lawn, while the rear garden offers both greenery and low-maintenance areas, including a stoned section and a concrete area at the far end that provides valuable off-road parking. The size and layout of the plot ensure a good degree of privacy while also opening up possibilities for future enhancements or extensions (subject to the usual consents).

Barton under Needwood itself is a highly sought-after village, celebrated for its warm community atmosphere and excellent local amenities. Centred around a charming traditional high street, the village offers an array of independent shops, cosy cafés, welcoming pubs and everyday conveniences. Families are well catered for with well-regarded schools, including the renowned John Taylor High School, while leisure opportunities are plentiful thanks to the nearby Barton Marina, offering picturesque walks, waterfront dining and boutique stores. With easy access to major road networks and surrounding towns, Barton under Needwood provides the perfect balance of rural tranquillity and modern convenience, making it a truly desirable place to call home.

Requiring some modernisation yet evidently well cared-for, this inviting bungalow offers a rare chance to secure a spacious home in a highly regarded village location, with superb potential to tailor it to individual needs. A fantastic prospect for downsizers, families, developers or anyone seeking a property with genuine scope.

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.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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/>

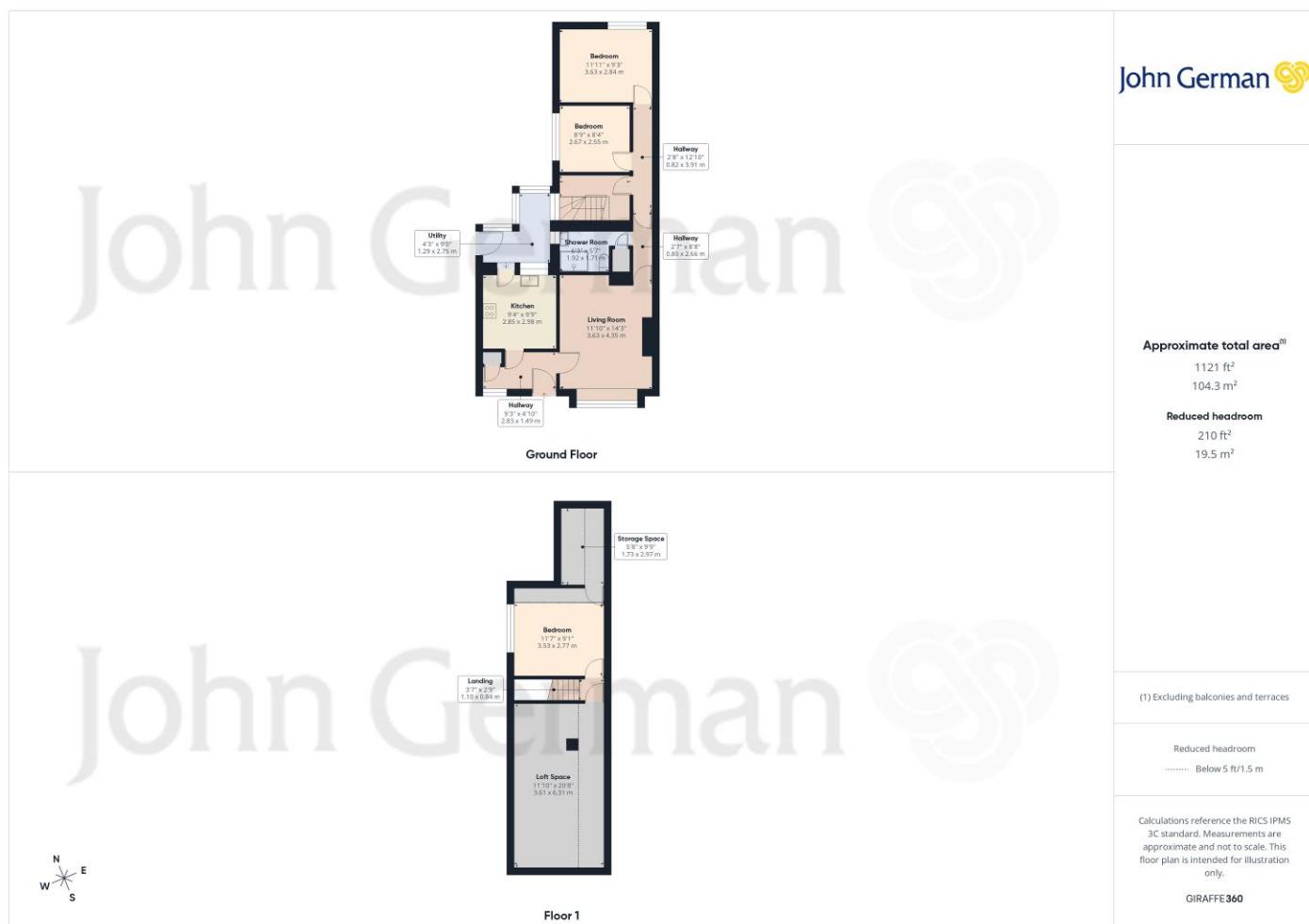
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/12122025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		








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Agents' Notes

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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.

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