



Park Road, Barton under Needwood,
Burton-on-Trent



2



1



1

£240,000



Key Features

- Beautifully Presented Semi Detached Home
- Highly Regarded Location Within Barton under Needwood
- Extensive Off Road Parking
- Stunning Re-Fitted Kitchen & Bathroom
- Two Well Proportioned Bedrooms
- Large Landscaped Enclosed Garden
- EPC rating C
- Freehold





Situated in the ever popular village of Barton under Needwood this beautifully presented modern two bedroomed semi detached home is worthy of an internal inspection in order to appreciate the standard of accommodation on offer. The home has significantly up-graded by the current owners and provides a light and airy living space which in brief comprises: - open canopied entrance, entrance hall, beautifully fitted kitchen, good sized living room and on the first floor a landing leads to two well proportioned bedrooms, the master bedroom having built-in triple wardrobes and a high end recently re-fitted bathroom. Outside the property enjoys parking for numerous vehicles to the front and side, and to the rear is a very pleasant garden which is well screened by timber fencing and features a large patio area and mainly lawned gardens beyond.

Accommodation In Detail

Open Canopied Entrance

having half obscure Upvc double glazed entrance door leading to:

Entrance Hall 3.24m x 1.1m (10'7" x 3'7")

having obscure Upvc double glazed window to side elevation and one central heating radiator.

Re-Fitted Kitchen 2.62m x 3m (8'7" x 9'10")

having a lovely array of high gloss base and eye level units with complementary roll edged oak effect working surfaces, ceramic tiling to floor, polycarbonate sink and draining unit with swan neck mixer tap, plumbing for washing machine, four ring gas hon with electric oven under and stainless steel extractor over, cupboard housing Vaillant gas fired central heating boiler, integrated fridge/freezer and one central heating radiator.

Open Plan Reception Room 3.83m x 4.2m (12'7" x 13'10")

having staircase rising to first floor, wall mounted plasma style living flame gas fire, one double central heating radiator and sliding Upvc double glazed patio doors opening out to the rear garden.

On The First Floor

Landing

having access to loft space.

Bedroom One 3.85m x 3.3m (12'7" x 10'10")

having Upvc double glazed window to rear elevation, one central heating radiator and range of built-in triple wardrobes with sliding doors.

Bedroom Two

having Upvc double glazed window to front elevation, one central heating radiator, useful overstairs storage cupboard and full height storage cupboard.

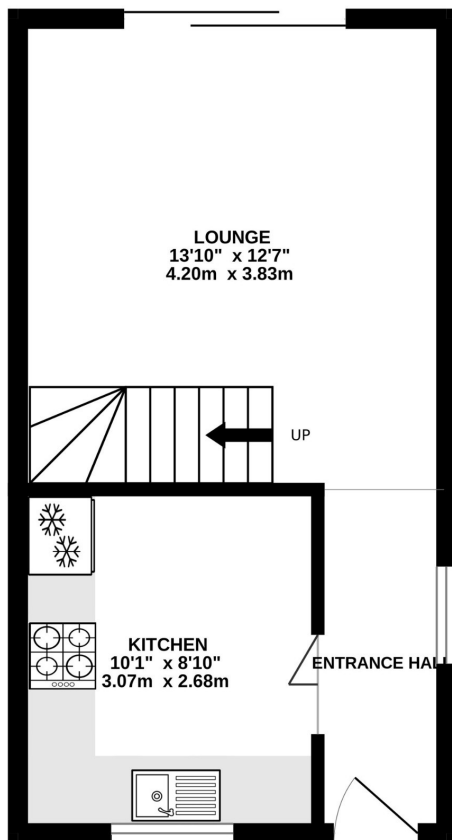
Beautifully Recently Re-Fitted Bathroom

having high quality suite comprising panelled bath with waterfall mixer taps and thermostatically controlled shower over, vanity wash basin with cupboard under, low level wc with concealed cistern, obscure Upvc double glazed window to front elevation, fitted extractor vent and one central heating radiator.

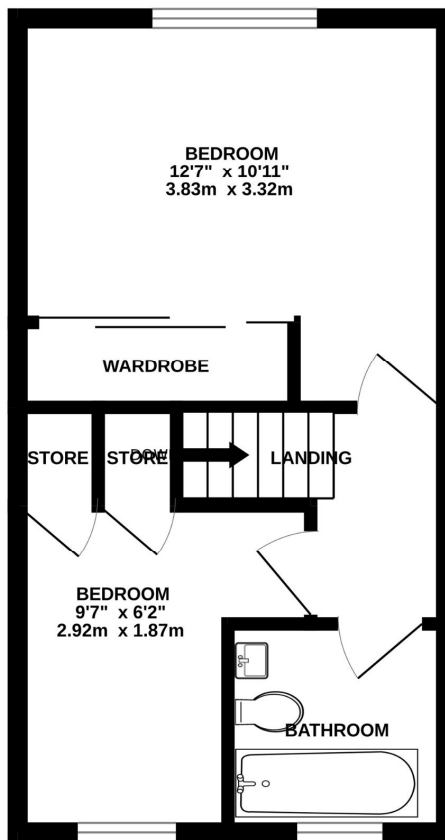
Outside

To the front and side of the property is a sweeping gravel fronted driveway providing extensive parking. To the rear is an extremely pleasant enclosed garden screened by timber fencing and featuring a large patio area, good sized lawn, various raised borders and a further patio area at the far extent of the garden with a large timber shed.

GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

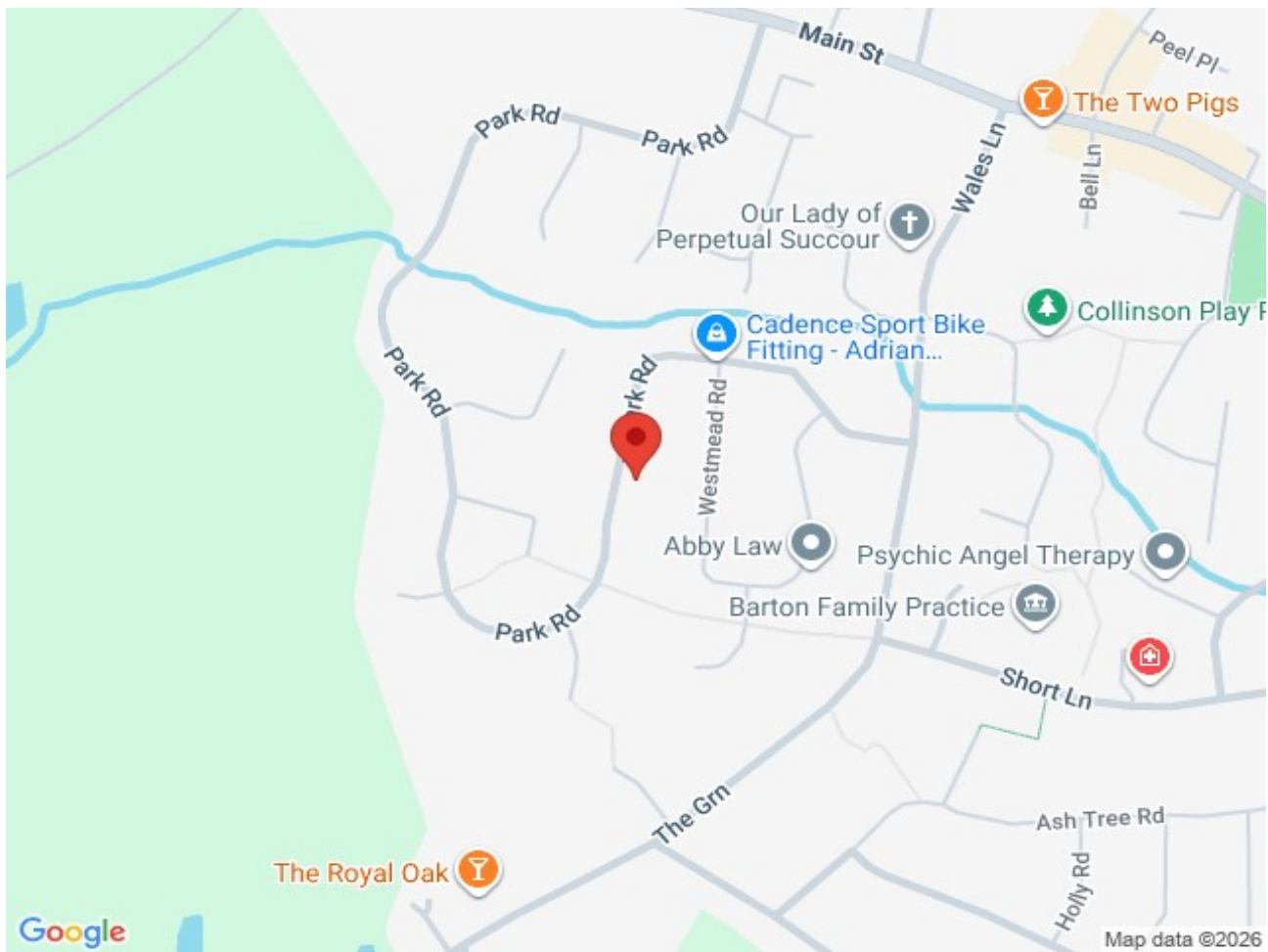
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harprosurveyors.co.uk

