

Park Road

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



Offering an ideal family home and located close to the village centre and schools is this semi detached home featuring a spacious layout with three/four bedrooms, impressive kitchen/diner, cosy lounge, generous drive and gardens.

£360,000



John German

Set on the sought after Park Road is this lovely home perfectly placed just a short walk away from the vibrant village centre with its shops, post office, public houses, doctors' surgery, pharmacy, boutique stores, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

There is a generous block paved drive with a canopy porch and a front door opening into the hallway with stairs to first floor, door to lounge and a long side hall leading to the kitchen/diner.

The lounge has views to front and offers a great space to relax with glazed double doors opening through to the highlight of the house which is a spacious and impressive open plan kitchen/diner with sky lights and French doors out to the garden. Tiled flooring runs throughout and it has plenty of space for a large dining table making this a great space for a family and entertaining. The kitchen is well appointed fitted with plenty of units and an island/breakfast bar. Doors lead off to the guest WC and to the side hall.

The ground floor also features a fourth bedroom making this ideal for larger families, though this also offers the potential to be used as a home office/family room, with garden views.

The landing has doors off to the three first floor bedrooms which share the family bathroom.

Gardens to rear feature shaped lawns, a block paved terrace and side entrance via gate.

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: 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 C

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

Our Ref: JGA/16102025

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Approximate total area⁽¹⁾
1041 ft²
96.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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