



A modern semi-detached property situated in the highly desirable village of Barton under Needwood, offering well-presented accommodation ideal for first-time buyers, professional couples or downsizers.

The home is approached via a driveway providing ample off-road parking and opens into a welcoming entrance hallway with guest cloakroom. To the front elevation is a fitted kitchen with integrated appliances, whilst to the rear is a bright and spacious open-plan lounge diner with French doors leading out to the garden.

The first floor provides two bedrooms and a modern family bathroom with three-piece suite. Outside, shared side gated access leads to a delightful enclosed rear garden with paved patio and lawn, all enjoying fenced boundaries. Perfectly positioned within easy reach of local village amenities, schools, shops and public houses, as well as excellent access to the A38 and wider road networks.

View By Appointment.



### The Accommodation

A modern semi-detached home occupying a desirable residential location within the sought-after village of Barton under Needwood.

The property is set back from the road, with a wide driveway providing ample off-road parking. A front entrance door opens into the welcoming hallway with radiator and door through to the guest cloakroom. The cloakroom is fitted with a low-level WC, pedestal hand wash basin, radiator, and complementary tiling.

Positioned across the front elevation, the fitted kitchen offers a selection of base cupboards and drawers, matching wall units, and a stainless-steel sink unit. There is freestanding appliance space for a washing machine, a built-in electric oven with four-ring gas hob and extractor hood above, concealed integrated fridge and freezer, and a wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system. Finished with ceramic tiled flooring and a UPVC double-glazed front window.

To the rear of the property is the open-plan lounge diner, a bright and versatile living space with French patio doors opening directly onto the garden, a radiator, and staircase rising to the first-floor accommodation.

The first floor provides a landing with airing cupboard and access to two bedrooms. The master bedroom is located to the rear with views across the garden, whilst the second bedroom is positioned to the front elevation. The family bathroom is fitted with a three-piece white suite comprising WC, hand wash basin, and panel bath with electric shower above, together with complementary wall tiling, shaver point, and chrome heated towel rail.

Externally, shared gated access leads to a delightful enclosed rear garden with paved patio, lawn, and fenced boundaries. Barton under Needwood offers an excellent range of village amenities including shops, public houses, and local conveniences, whilst being ideally placed for access to the A38 and wider road networks.

All viewings are strictly by appointment only

Hallway

Kitchen

8'5 x 7'10

Lounge

13'7 x 12'5

First Floor

Bedroom One

11'10 max x 11'0 max

Bedroom Two

11'5 max x 6'1 max

Bathroom

8'0 x 5'3

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents 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. 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.

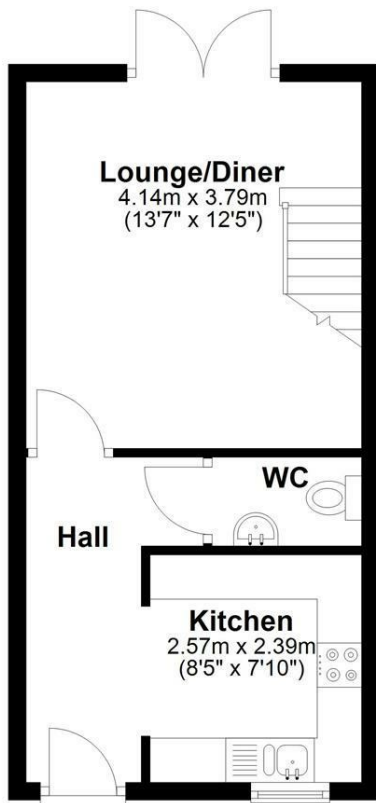
Draft details awaiting vendor approval and subject to change



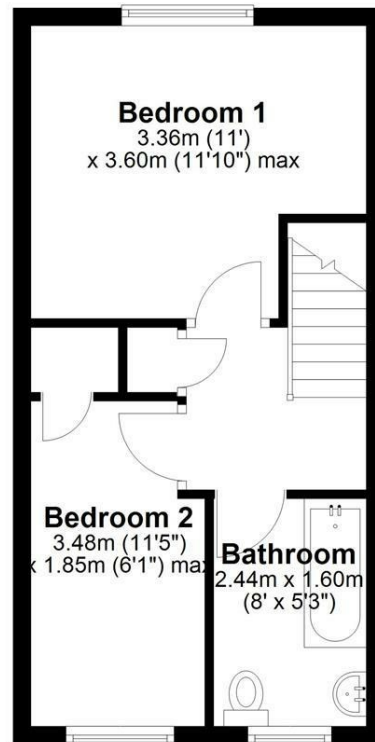




**Ground Floor**



**First Floor**

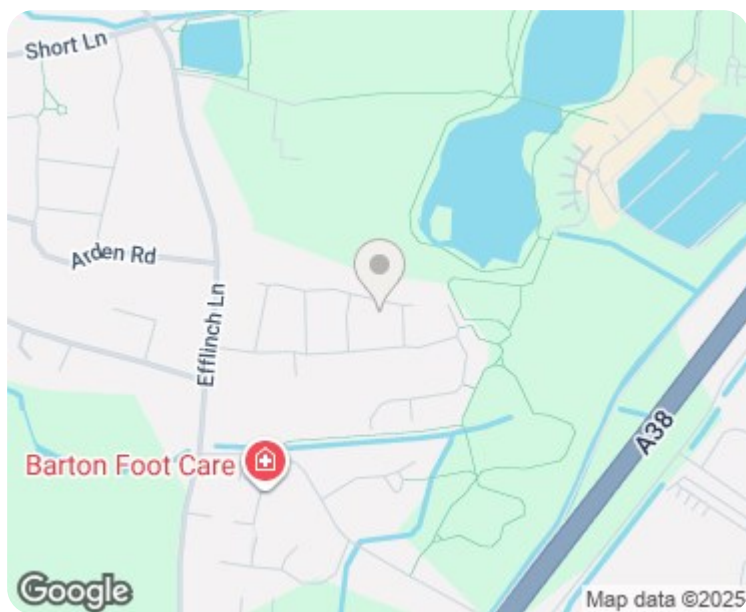


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Council Tax Band B Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branstons Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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