

Arden Road

Barton under Needwood, DE13 8LF

John German





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£350,000

This stunning detached offers a stylishly renovated home, extended & ready to move into with a superb 'boot room' style hall, two reception rooms, a lovely breakfast kitchen opening to the landscaped garden, master bedroom with a walk-in wardrobe & ensuite, refitted bathroom, plus a double width drive.

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Welcome to this superb home ready to move into after being renovated to modern standards including an extension to house a new kitchen, complete new electrics incorporating an electric car charger, a brand new combi boiler housed in the loft, together with all new water pipes throughout the house. The loft has had a ladder incorporated and the insulation has been brought up to required standard. All the floor coverings and window coverings are new and included in the sale.

This stunning home is in walking distance to the vibrant village centre with the convenience of shops, pharmacy, doctors, boutique stores, salons, a choice of popular bars, pubs and cafes, together with John Taylor High School, making this a fantastic location with a superb village lifestyle.

The property is set behind a double width drive. The quality front door opens into a stunning 'boot room' style hall, beautifully fitted out with a bench seat, coat hooks and full height cupboards adding extra storage, plus space for stacking a washing machine and tumble dryer. There is also a well-appointed guest WC with a window to side.

The sitting/dining room has views to front and a useful understairs cupboard. This room could also make an ideal home office/family room.

Further along the hall is a lovely lounge with a media wall incorporating a fitted electric fire, integrated soundbar and TV (all included within the sale). An opening leads to the kitchen.

The kitchen has high ceilings and is fitted with gloss finished units and integrated appliances including an oven and hob, fridge freezer and dishwasher. There is under counter space for a freezer (may be available for separate negotiation), space for a breakfast table, and a window and door to the rear garden.

On the first floor, landing has doors leading off to three bedrooms and the family bathroom. The highlight is the superb master suite which has a large double bedroom with a window overlooking the rear with fitted shutters, walk-in wardrobe and a lovely ensuite shower room having a large walk-in shower, wash basin with integrated cupboard below, WC, towel rail and window with fitted shutters. Bedrooms two and three share the modern refitted bathroom having a bath with shower over, wash basin with integrated cupboard below, WC and towel rail.

The low maintenance rear garden features a recently paved terrace ideal for seating and dining furniture creating a perfect extension to the kitchen, shaped lawn and a useful timber shed.

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 D

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

Our Ref: JGA/16062026

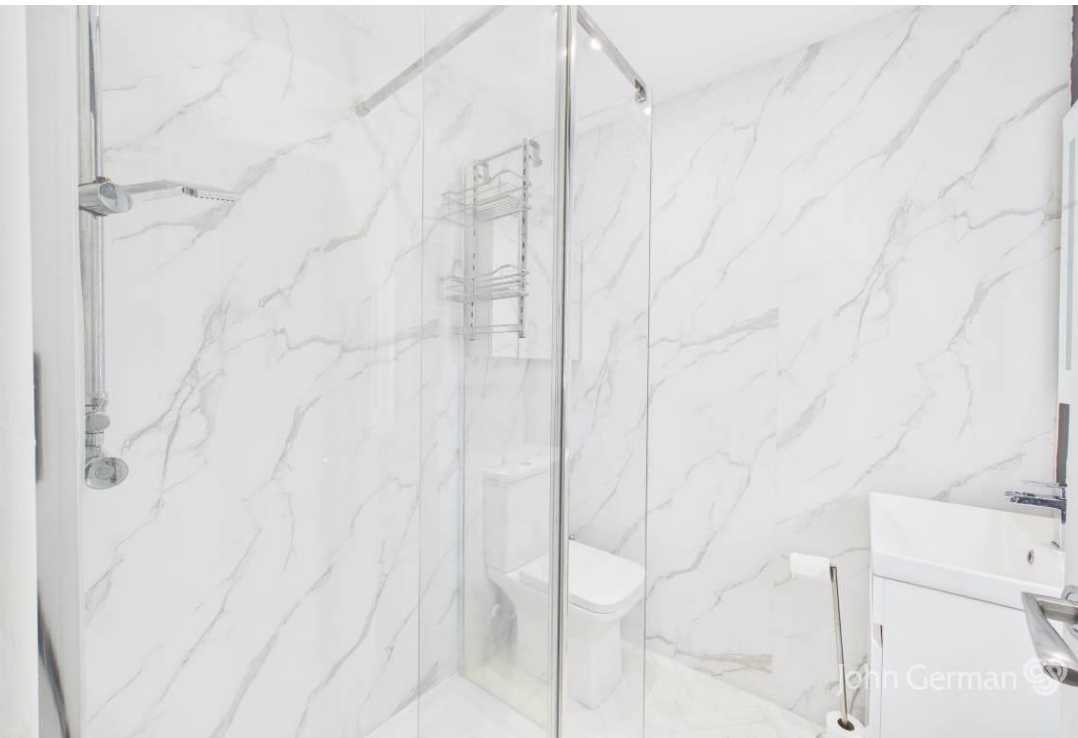
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor

Approximate total area⁽¹⁾

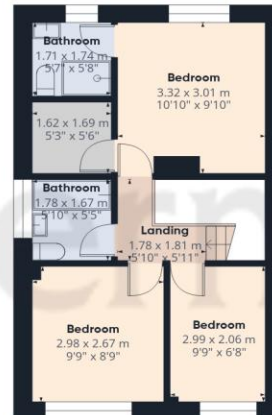
86.7 m²

933 ft²

Reduced headroom

1.2 m²

13 ft²



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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