

Park Road

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

John
German



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John German ©

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£300,000

This recently renovated two-bedroom bungalow offered with NO UPWARD CHAIN is nestled in a picturesque, tree lined setting within the highly sought-after village of Barton under Needwood. Occupying a generous plot adjacent to the Queen's Green Canopy land, this home offers a rare combination of peaceful surroundings and convenient access to local amenities.

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Barton under Needwood is a vibrant and thriving village steeped in charm, with historic buildings lining the streets alongside a variety of shops, a Post Office, doctors' surgery, pharmacy, and public houses. The village boasts a strong community spirit, a well-supported village hall, active sports clubs, and a beautiful Marina featuring restaurants, boutique shops, and a cinema. Educational needs are well-served by the highly regarded local junior school and John Taylor High School. For commuters, there are excellent transport links to nearby towns and cities, along with scenic country walks right on the doorstep.

The bungalow sits on a spacious plot with a long driveway to the right providing ample parking leading to a detached garage. A second access point on the left-hand side offers additional convenience and leads to a large, private rear garden-perfect for relaxation or future development potential (subject to planning permission). The outdoor space includes a sun-trap terrace and a well-maintained lawn, ideal for enjoying the tranquil surroundings.

Accommodation - The hall provides a welcoming entrance with built-in storage cupboards housing a Worcester Greenstar combi boiler (installed 2019, with 10-year warranty) and plumbing for a washing machine.

The kitchen is bright and functional, with generous storage, worktop space, fresh tiling and paintwork, vinyl flooring, and space for a cooker and fridge/freezer.

The lounge is a lovely naturally light-filled 'L' shape room with an attractive bay window, freshly decorated in a neutral palette and fitted with new carpeting.

A central hall has door leading off to two generous bedrooms both neutrally decorated and carpeted. The primary bedroom offers space for fitted wardrobes and potential for an en-suite addition. The second bedroom, ideal as a guest room or home office, enjoys direct access to the rear terrace and garden. The bathroom is fitted with a modern three-piece suite including a curved end bath with overhead shower, full-height tiling, and new vinyl flooring.

Additional potential with its generously sized plot, this property offers excellent potential for extending the living space with a conservatory, garden room, or further rooms (subject to planning consent).

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: ADSL copper wire - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

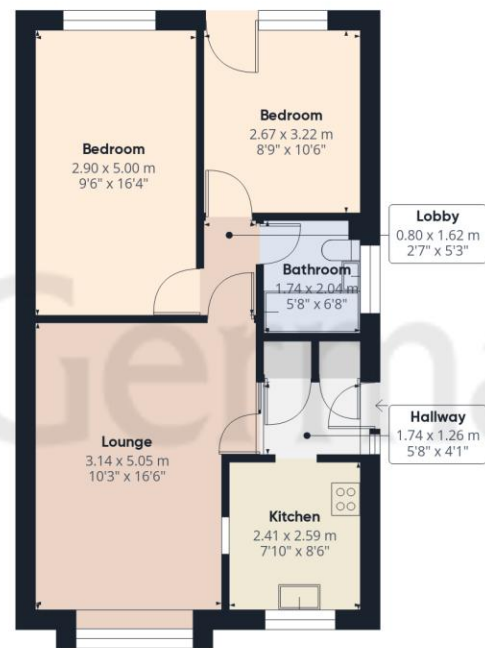
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/22062026







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

69.1 m²
744 ft²

(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.

GIRAFFE360



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Agents' Notes

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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.

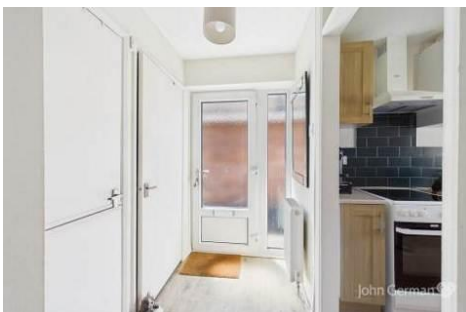
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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