

# Collinson Road

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

John  
German





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Offers over £600,000

This exceptional village home has been superbly extended and renovated ideal for a large family or multi generational living featuring five bedrooms, three ensuites and plenty of living space with its three reception rooms and a superb large kitchen/diner plus a wide drive and gardens.



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This outstanding home offers a superb and spacious layout, perfect for a large family or multi-generational living. Located just a short walk from the village centre that enjoys a wide range of amenities including 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.

Renovated and substantially extended by the current owner, the property has the flexibility of three good size reception rooms together with a large kitchen/diner opening out to gardens along with five bedrooms including three with ensuite alongside plenty of storage which makes this a contender for anyone searching for the perfect family home.

The extensive ground floor accommodation begins with an impressive and spacious hall giving access to principal reception areas and guest's cloakroom/WC. To the right a cosy lounge has a focal fireplace and views to front while across the hall is a good size home office/study which would also make an ideal TV room, playroom or sixth bedroom if needed. To the rear is a spacious sitting room which enjoys views over the garden and has a door to a rear hall that in turn leads to a good size utility room.

Also at the rear the amazing open plan kitchen/diner has space for a large dining table and French doors opening out to the garden, perfect for entertaining. Fitted with plenty of units along with an integral hob, extractor and twin double ovens. Off the kitchen is a useful pantry providing extra storage and a second built in cupboard.

The first floor features a superb layout with five double bedrooms. The master has the luxury of a walk in wardrobe and private ensuite shower room, bedroom two has a built in wardrobe and its own ensuite and bedroom three also has the benefit of its own en-suite. Bedrooms four and five share a lovely contemporary bathroom.

To the front is a wide block paved drive with a gate giving access to the side and rear gardens that has paved patio areas, a shaped lawn and gravelled display beds and borders.

**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 D

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

**Our Ref:** JGA/11022026

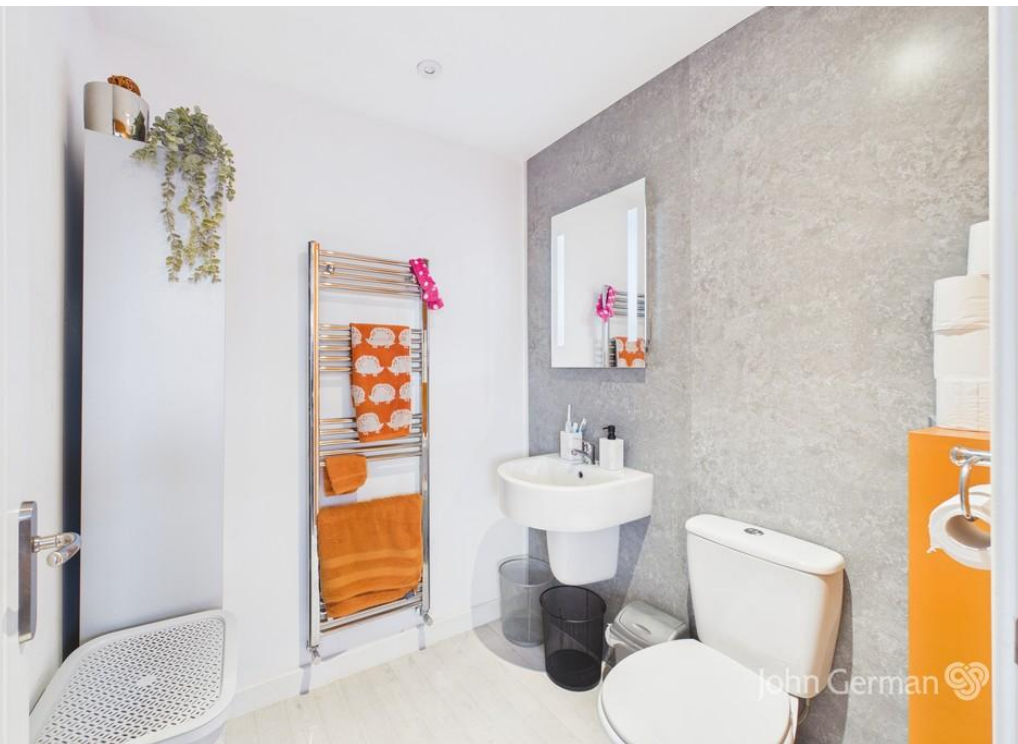
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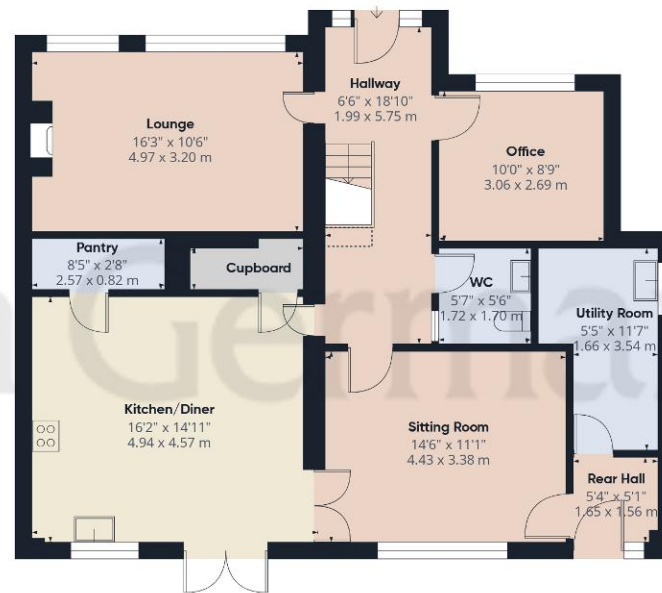




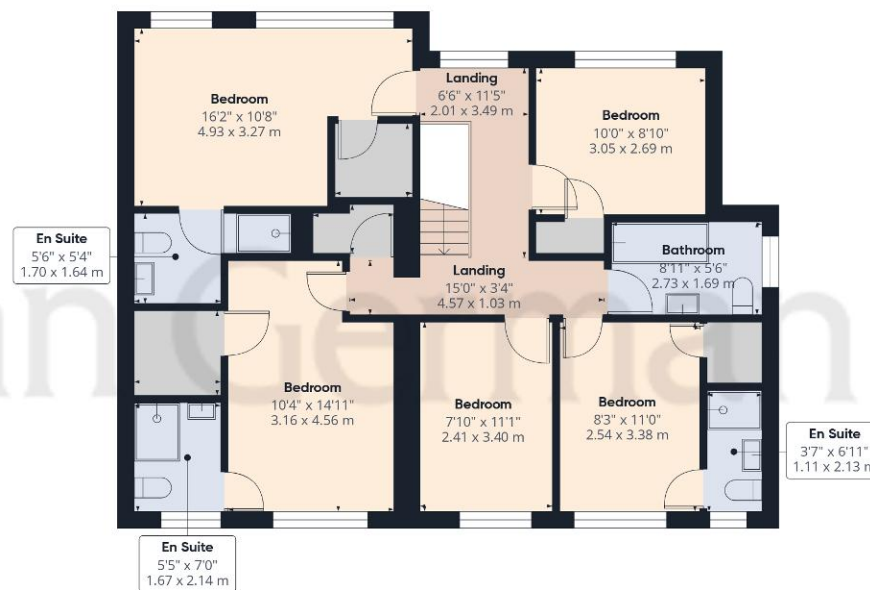


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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1866 ft<sup>2</sup>  
173.6 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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**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    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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