Salt Drive

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

John German




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£539,950



Set on a lovely corner plot with a spacious extended layout, this detached family home features an elegantly styled interior with a light living room, study, fabulous kitchen open into a dining/sitting room with bifold doors, separate sitting room, ensuite, bathroom, drive, garage & gardens. John Taylor Catchment

This lovely detached home is close 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. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

Set on a corner plot with driveway providing parking and giving access to the garage which has been altered to create a home office, ideal for working from home with the other part of the garage remaining as useful storage.

The ground floor features a flexible ground layout with three reception rooms plus a study, ideal for families with extra living space. Step inside the hall offering a welcoming entrance with stairs and doors leading off including access to a guest's WC.
To the front, the original study is currently used as a boot room style space with a window framing views to front. Lying adjacent is a living room providing an ideal space to relax with a bay window adding natural light, and a useful under stairs cupboard.
Across the hall is another reception room, currently used as ground floor double bedroom with a bay window to side.

The kitchen has been stylishly refitted with a range of units with integrated appliances including an electric hob, double oven and dishwasher. A window frames garden views and access into a fantastic dining/living space with a high vaulted ceiling and wide bi-folding doors connecting the inside with the gardens.

Completing the ground floor is a useful utility room with additional appliance space, fitted units and a sink/drainer.

On the first floor, the master is a generously sized room with its own ensuite shower room while bedrooms two, three and four all use the family bathroom, fitted with a three piece suite including a bath with shower over and screen. Bedroom four is currently used as a dressing room.

The rear gardens offer a low maintenance space with a paved terrace and artificial grass together with a side gate to the driveway.

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.
There is an estate management fee of £420 per annum.
Property construction: Standard
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - 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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/02112026

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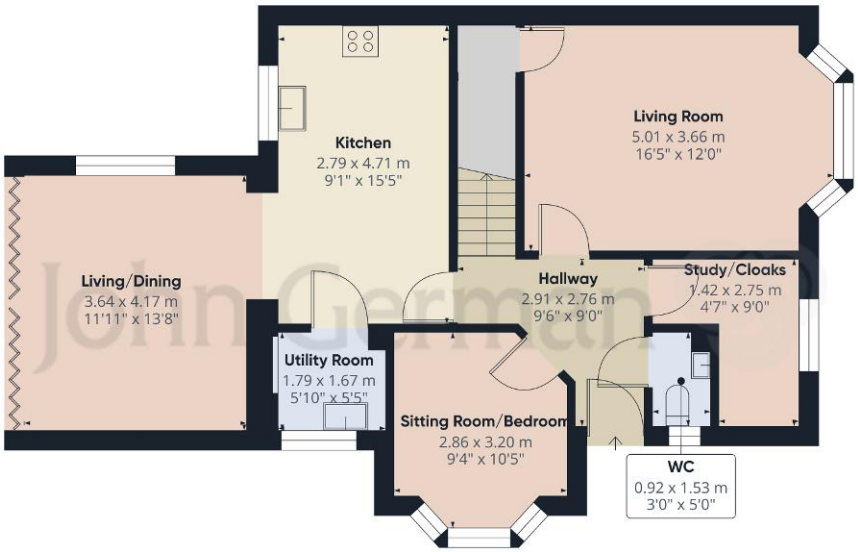

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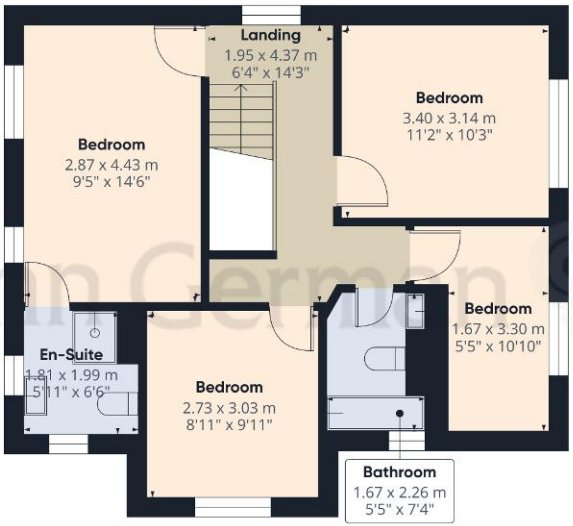

HELLO
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

144.7 m²

1557 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.

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Agents' Notes

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