



3 Bedroom Semi-Detached House for sale
1 Cedar Road, Barton Under Needwood, Burton-on-Trent



Overview

A beautifully refurbished home with space to grow, a generous corner plot and an enviable village lifestyle. From the contemporary kitchen and versatile family accommodation to the hot tub, detached garage and potential for further extension. With Barton-under-Needwood's excellent schools, welcoming pubs, Barton Marina and picturesque canal-side walks all close at hand.



Key Features

- Extended Family Home in the Heart of Barton-under-Needwood
- Generous Corner Plot with Further Extension Potential (STPP)
- Contemporary Kitchen with Quartz Worktops & Integrated Appliances
- Beautifully Refurbished Throughout
- Spacious Living Room & Extended Dining Area with Garden Access
- Three Bedrooms & Contemporary Shower Room
- Low-Maintenance Paved Garden with Hot Tub Included
- Driveway Parking & Detached Single Garage
- Virtual Tour





Stylishly Refurbished Family Home with Exciting Potential in Barton-under-Needwood

Contemporary living, a generous corner plot and the opportunity to grow with your family, all in the heart of vibrant Barton-under-Needwood. Beautifully refurbished from top to bottom and thoughtfully extended, this attractive family home combines stylish modern interiors with versatile accommodation, generous parking and a low-maintenance garden complete with a hot tub. Better still, the generous corner plot offers exciting potential for further extension, subject to the necessary planning permissions, making this a home that could continue to evolve with your needs.

Life on Cedar Road places you perfectly to enjoy the best of village living. Barton-under-Needwood is renowned for its welcoming community, excellent local schools and fantastic range of amenities. From catching up with friends in one of the village's popular pubs to browsing the shops and eateries at Barton Marina, there is always something to enjoy. The nearby canal offers beautiful walking routes, perfect for weekend strolls and evening escapes into the countryside, while Thomas Russell Infant and Junior Schools and John Taylor High School are all within easy reach. With excellent road links connecting you to the wider region, this is a location that balances village charm with everyday convenience.



Step inside and discover a home that has been refurbished throughout, creating a fresh, contemporary feel with quality finishes from the ground floor upwards. The welcoming entrance hall features a useful storage cupboard and stairs rising to the first floor, while stylish Karndean herringbone flooring flows throughout the ground floor, providing a sophisticated and cohesive finish.

The living room offers a comfortable retreat for relaxing at the end of a busy day, flowing through to the extended dining area, where there is plenty of space for family meals and entertaining. Sliding doors open directly onto the rear garden, creating a wonderful connection between inside and out and allowing the dining space to become a natural hub for gatherings with friends and family.

At the heart of the home, the contemporary kitchen combines elegant finishes with practical design. Quartz worktops, a stylish breakfast bar and an inset sink create a smart, modern aesthetic, while integrated appliances include a fridge, freezer, dishwasher, washing machine, oven and induction hob. Whether preparing breakfast before the school run or cooking for a relaxed evening with

friends, this is a space designed around the demands of modern family life..

Upstairs, three bedrooms provide comfortable accommodation. There are two double bedrooms; the principal bedroom overlooks the rear garden, includes built-in furniture and enjoys plenty of natural light. The third bedroom, currently used as a dressing room could readily become a nursery, child's bedroom or dedicated workspace. Further enhancing the first floor is a contemporary shower room featuring a rainfall shower.

The comprehensive refurbishment includes new windows and a new boiler, offering further peace of mind for the next owners.

Outside, the property occupies a generous corner plot, providing an appealing sense of space and an exciting opportunity for the future. For buyers who may wish to create additional accommodation or further enhance the existing layout, the plot offers potential for extension, subject to planning permission and any other necessary consents.

The existing rear garden has been designed for easy maintenance, with a fully paved finish complemented by fixed wooden planters. Sliding doors from the dining area open onto this inviting outdoor space, where the included hot tub provides the perfect excuse to unwind after a busy week or entertain friends on summer evenings. A detached single garage sits to the rear and is accessible directly from the garden, offering useful storage or space for hobbies. To the front, a generous driveway provides additional parking, with gated access through to the rear garden.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Property Construction: Traditional.

Listed: No.

Tenure: Freehold.

Parking: Single garage and private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D.

Council Tax rating: C.

We are required by law to comply fully with The Money Laundering Regulations Act 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 Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. 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.

LEGALLY READY

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

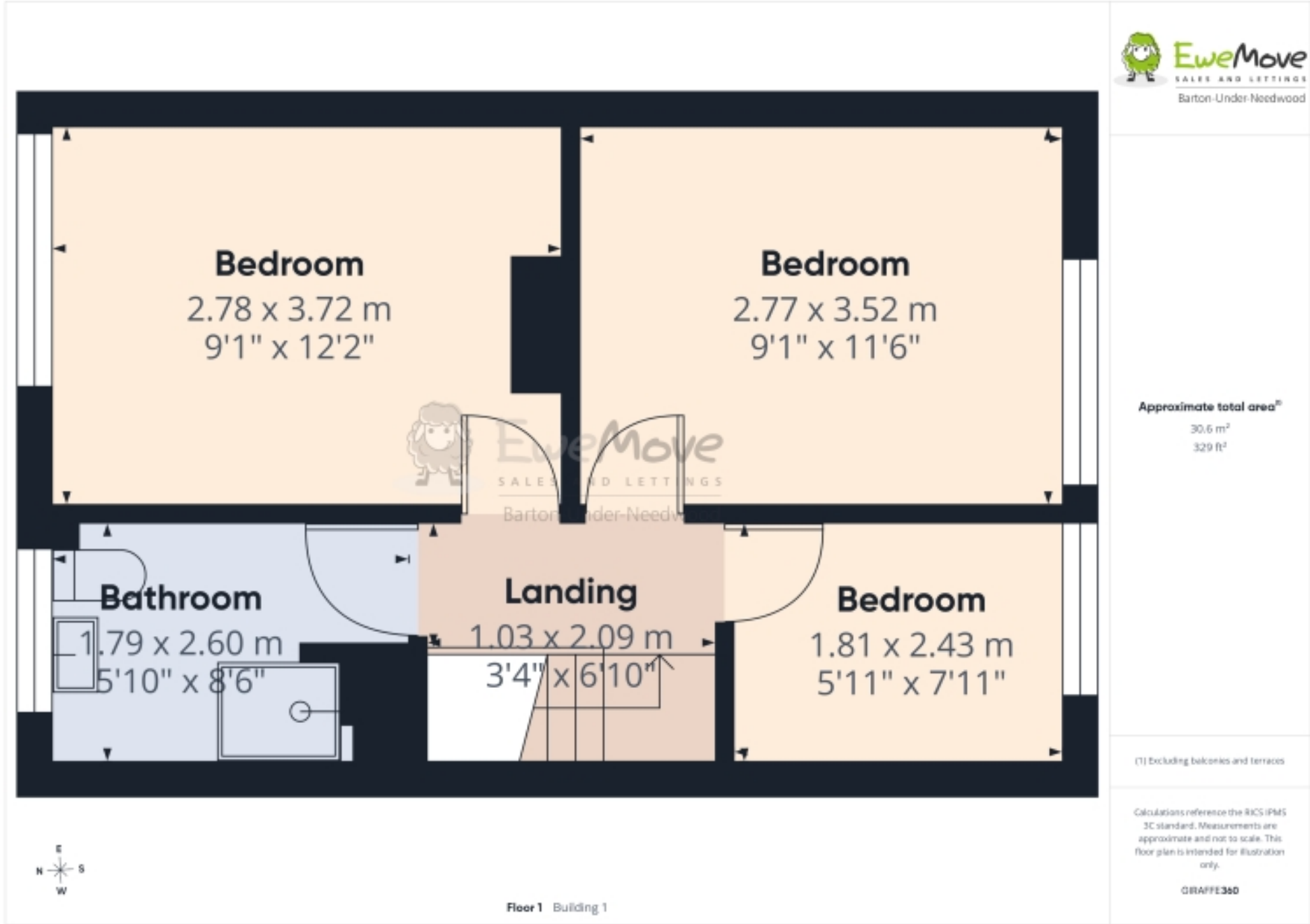
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

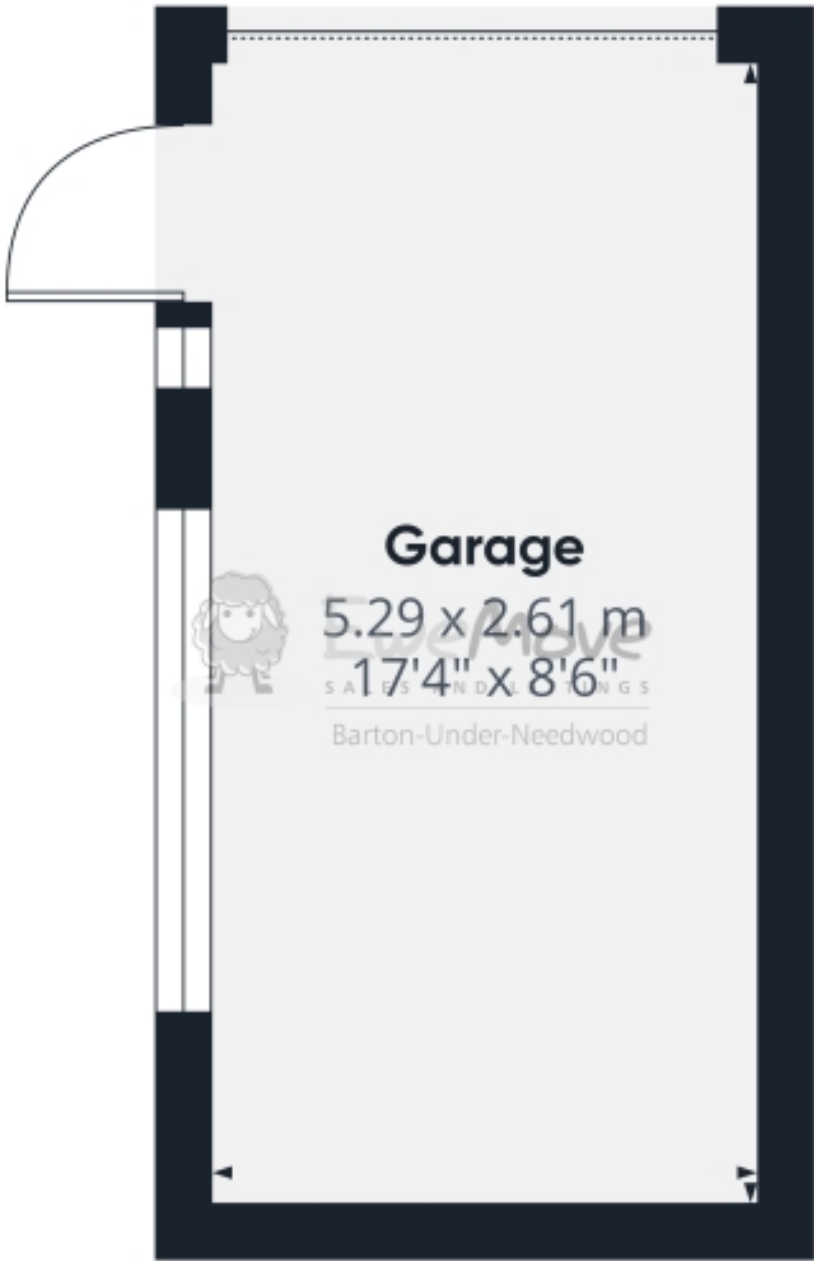
Floorplans



Floorplans



Floorplans



Approximate total area⁽¹⁾
13.7 m²
147 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

01283 247076 (24/7)
barton@ewemove.com

