



£599,995

5 Bedroom Detached House for sale

51 MEADOW RISE, BARTON UNDER NEEDWOOD, BURTON-ON-TRENT



EweMove
SALES AND LETTINGS



Overview

VIEWING ESSENTIAL - This spacious and versatile detached family home occupies a generous private corner plot, offering excellent living accommodation with exciting potential to remodel or extend (subject to permissions) while retaining its impressive gardens. The property features five first-floor bedrooms plus an additional ground-floor bedroom with shower room, making it ideal for multi-generational living, guests, or a home office.



Key Features

- NO ONWARD CHAIN
- CALL 24/7 / ENQUIRE VIA OUR EWEMOVE WEBSITE
- Spacious detached family home on a generous private corner plot
- Five first-floor bedrooms plus additional ground-floor bedroom
- Ground-floor shower room ideal for multi-generational living or guests
- Bright dual-aspect living room with French doors to the rear garden
- Dining room with adjoining conservatory overlooking the garden
- Large private rear garden with excellent potential to extend (STPP)
- Substantial block-paved driveway with ample parking and single garage
- Walking distance to village schools, high street, and Barton Marina





Set within a generous and private corner plot, this spacious and highly versatile detached family home offers exceptional living accommodation with exciting scope to remodel or extend (subject to the necessary permissions), all while retaining its wonderfully sized gardens.

Designed with flexibility in mind, the property features five well-proportioned first-floor bedrooms, alongside an additional ground-floor bedroom and shower room-ideal for multi-generational living, guest accommodation, or a dedicated home office.

A welcoming central reception hall provides access to the principal ground-floor spaces, including the versatile bedroom/reception room, contemporary shower room, kitchen, dining room with adjoining conservatory, and a bright dual-aspect living room where French doors open directly onto the beautifully secluded rear garden, creating a seamless connection between indoor and outdoor living.



Upstairs, there are four generous double bedrooms, a further single bedroom or study, a family bathroom, and a private en-suite serving the principal bedroom.

Externally, the home continues to impress with an attractive front garden, a substantial block-paved driveway providing ample off-road parking for multiple vehicles, and access to the single garage. The superb rear garden offers a wonderful sense of privacy and space, presenting excellent potential for future extension without compromising the size of the plot.

LOCATION

Perfectly positioned within walking distance of all three village schools as well as the high street and Barton Marina you'll enjoy the tranquillity of village life. The area is a haven for walkers and nature lovers, with scenic countryside trails

on your doorstep and excellent local transport links.

Burton-on-Trent is a short drive away, offering a wide range of supermarkets, shops, and restaurants. Lichfield is also easily accessible and provides further amenities, including independent retailers and leisure options.

For commuters, the A38 provides direct links to Lichfield, Derby, and Birmingham. Burton's railway station offers services to Birmingham and Nottingham, and East Midlands Airport is approximately 30 minutes away.

Local leisure opportunities include country pubs, walking routes, Branston Water Park, and the National Forest, all within easy reach.

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

Property Construction: Traditional.

Listed: No.

Tenure: Freehold

Parking: Private driveway & single garage.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas.

Conservation Area: Yes.

Tree Preservation: Yes.

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: TBC.

Council Tax rating: F.

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Floorplans



Approximate total area⁽¹⁾

102.1 m²
1097 ft²

Reduced headroom

1.1 m²
12 ft²

(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.

GRAFFI360



Floorplans



Floor 1



Approximate total area²⁰

69.6 m²
747 ft²

(7) 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.

GRAPPE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-Under-Needwood

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