

Cedar Road

Barton Under Needwood, Burton-on-Trent, DE13 8LH



Offered for sale with no upward chain, this well-proportioned three-bedroom semi-detached home on the ever-popular Cedar Road, presents an excellent opportunity for a new owner to modernise and create a wonderful family home tailored to their own taste.

Guide Price £240,000



John German

The property is entered via a practical entrance porch, providing an ideal space for coats, boots, and additional utility-style storage. This leads into the welcoming internal hallway, featuring an open staircase, useful under-stairs storage, and a further built-in storage cupboard.

To the front of the property is a spacious kitchen diner, fitted with a range of wall and base units, drawers, a double oven, induction hob, and extractor fan. There is designated space for a washing machine, dishwasher, and tall fridge freezer, while the generous central floor area comfortably accommodates a formal dining table and chairs, making it a perfect space for both everyday living and entertaining. To the rear, the home opens into a generous living room, complete with a feature fireplace and large rear-facing windows that allow for plenty of natural light. An external door provides direct access to the rear garden.

To the first floor, the landing gives access to three well-proportioned bedrooms, comprising two double bedrooms and one single bedroom, ideal for families, guests, or a home office. Completing the first floor is the family bathroom, fitted with a bath with shower over, WC, hand wash basin, and heated towel radiator.

Externally, the property benefits from a low-maintenance rear garden, ideal for those seeking an easy-to-manage outdoor space. To the front, there is an additional low-maintenance garden area. A shared driveway provides access to a detached garage, offering excellent storage or parking options.

Situated in the highly sought-after village of Barton-under-Needwood, the property enjoys excellent access to a wide range of local amenities including shops, cafés, a health centre, library, village hall, sports facilities, and nearby Barton Marina with its popular waterfront walks, dining and boutique outlets. The village is particularly well regarded for families, being served by highly regarded schools including Thomas Russell Infants and Juniors and the renowned John Taylor High School. This is a fantastic opportunity to purchase a home with great potential in a desirable village location.

Agents notes: The front garden cannot be used for parking. The driveway is shared with the next door neighbour.

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: Shared driveway & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

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

Broadband type: TBC

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 B

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

Our Ref: JGA08042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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