

Church Lane

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

John German



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Guide Price £325,000

Occupying a peaceful corner position on the ever-popular Church Lane, this beautifully presented three-bedroom semi-detached dormer bungalow offers a rare combination of privacy, versatility and generous living accommodation within the heart of Barton-under-Needwood - a village widely regarded for its strong community feel, excellent local amenities and convenient transport links.



Upon entering the property, you are welcomed into a spacious and inviting central hallway, immediately setting the tone for the accommodation beyond. To the front of the home is a ground-floor bedroom featuring a large front-aspect window allowing for plentiful natural light and a radiator. While capable of accommodating a double bed, this room also makes an excellent guest bedroom, home office or study, offering flexibility for modern living. Adjacent is the contemporary family shower room, fully tiled and comprising a shower cubicle, WC, hand wash basin and heated towel radiator. The hallway also benefits from useful fitted storage, enhancing the practicality of the layout.

The main living room is a standout feature of the property - wonderfully proportioned and rich in character. A large front-facing window enhances the sense of space and light, while the feature real coal fire forms an attractive and traditional focal point, adding warmth and charm. The room comfortably accommodates a wide range of living furniture, making it ideal for both everyday family life and entertaining.

To the rear of the property lies the impressive open-plan kitchen diner, thoughtfully designed to suit modern lifestyles. The kitchen area is fitted with a comprehensive range of wall and base units, drawers and integrated appliances including an oven, induction hob with extractor fan, integrated dishwasher and integrated fridge freezer. The dining area provides ample space for a large family dining table and chairs and is complemented by a useful understairs pantry cupboard, ideal for additional storage.

Leading from the kitchen diner are both a conservatory-style utility room and a separate sun room, each enjoying external doors that open directly onto the rear garden. These versatile spaces create an excellent flow between indoor and outdoor living and can be enjoyed throughout the year.

To the first floor, the property offers a spacious principal bedroom complete with a modern en-suite shower room, fitted with a shower cubicle, WC and hand wash basin, finished in a style consistent with the ground-floor bathroom. Completing the first-floor accommodation is a versatile additional room, perfectly suited for use as a dressing room, nursery or home office.

Externally, the property boasts a beautifully arranged yet low-maintenance rear garden, laid predominantly to artificial turf with raised planted borders, pebble detailing and a slabbed pathway leading to a rear gate. A patio seating area provides an ideal spot for outdoor dining or relaxation, while a useful outbuilding offers additional storage. The rear gate provides direct access to the garage and off-road parking, with an additional off-road parking space located to the front of the property.

Owing to its corner plot position, the home also benefits from surrounding lawned areas, creating a private and secluded feel that is rarely found in similar properties.

Situated within the highly sought-after village of Barton-under-Needwood, the property is well positioned for access to a wide range of local shops, cafes, amenities and highly regarded schools, along with excellent road links to Burton-upon-Trent, Lichfield and surrounding areas. The village itself is known for its welcoming atmosphere and strong sense of community.

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. The property is located within a flood risk zone; however, the current owners have proactively installed flood defence measures, offering reassurance and demonstrating careful stewardship of the home. Further details regarding these measures are available upon request.

Property construction: Standard

Parking: Garage & 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 C

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

Our Ref: JGA/06022026



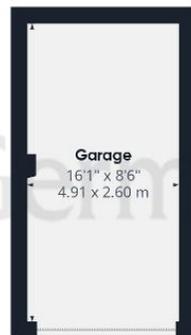




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1055 ft²
98 m²

(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.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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