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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We are required by law to comply fully with The Money Laundering Regulations 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 the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 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.


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HOUSE RULES
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HOUSE RULES
LOVE EACH OTHER
LAUGH A LOT
TRY EVERYTHING ONCE
SAY PLEASE & THANK YOU
NEVER GIVE UP
TRUST IN YOURSELF
BE RESPECTFUL
DO WHAT YOU LOVE
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GET NAKED


SLEEP!
GET NAKED




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HELLO
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THE COSY CORNER
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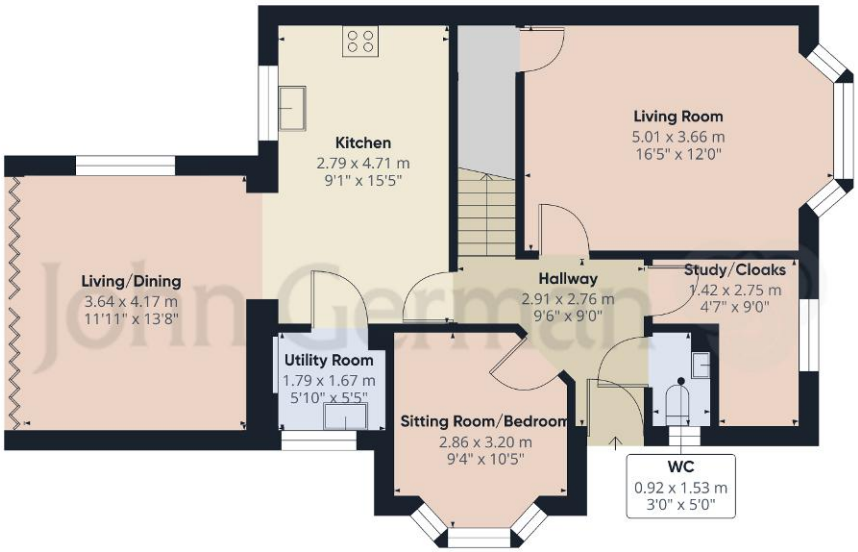
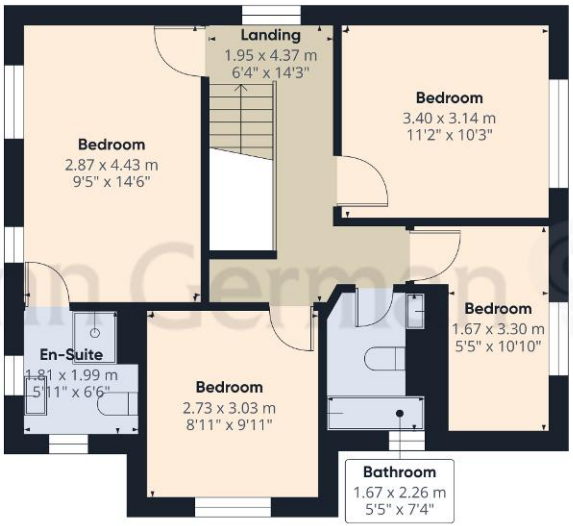


Ground Floor Building 1



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.

GIRAFFE360









Agents' Notes

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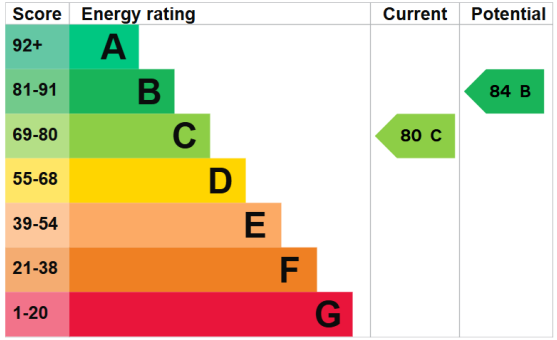
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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