

Ashtree Road

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



John German



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Situated in the heart of the highly sought-after village of Barton Under Needwood, this well-presented three bedroom semi-detached home offers spacious and versatile accommodation — ideal for first-time buyers, growing families, downsizers or anyone looking to enjoy excellent village living.

Guide Price £260,000

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Set back from the road with an attractive low-maintenance artificial lawn to the front, the property benefits from a driveway providing off-road parking for multiple vehicles, leading to a detached garage with electrics - ideal for secure parking, storage or use as a hobby space.

Stepping inside, a welcoming entrance hallway leads through to the front living room - a bright and inviting space enhanced by a large front aspect window, an open staircase rising to the first floor, and a charming feature fireplace creating a cosy focal point.

To the rear of the property is a spacious kitchen diner, thoughtfully arranged for modern family living and entertaining. The kitchen offers a good range of wall and base units with drawers, ample worktop space including breakfast bar, gas hob, washing machine and fridge freezer. There is plenty of room for a dining table, making it a sociable hub of the home, and a rear door provides convenient access out to the garden.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom fitted with a WC, hand wash basin and shower cubicle. The master bedroom is a generous double with a front aspect window, while the second bedroom is also a comfortable double overlooking the rear garden. The third bedroom offers excellent flexibility as a nursery, home office or hobby room. In addition, there is a useful storage cupboard above the stairs which, in some neighbouring homes, has been creatively adapted into additional sleeping space (subject to any necessary consents).

Externally, the rear garden is a particular highlight. Larger than many others along the street, it features an initial patio seating area perfect for outdoor dining and entertaining, with the remainder laid to lawn - creating a fantastic outdoor space for families, children and pets to enjoy.

Barton Under Needwood itself is a thriving and well-regarded village, popular for its strong community atmosphere and excellent range of everyday amenities. Residents benefit from a selection of independent shops, cafes and traditional pubs, as well as highly regarded local schools, sports clubs and attractive green spaces. The village also offers convenient access to surrounding towns and major road networks, making it an appealing choice for commuters whilst still enjoying the charm and lifestyle of village living.

Offered for sale with no upward chain and vacant possession, the property is neutrally decorated throughout and ready for a new owner to move straight in while adding their own personal touches over time. A wonderful opportunity to secure a well-located home in one of Barton's most desirable residential areas.

Agents note: We understand that the neighbouring property benefits from a right of pedestrian access across the driveway to reach their rear gate.

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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 B

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

Our Ref: JGA/17022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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