

# Meadow Rise

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

John German





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£599,950

Situated on the highly desirable Meadow Rise in the heart of Barton-under-Needwood, this impressive, extended five-bedroom detached family home is offered with no upward chain and is presented in truly move-in-ready condition, providing generous, stylish and versatile accommodation throughout.

The ground floor centres around an exceptional kitchen diner, forming part of the property's extension and thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with attractive shaker-style units, complemented by sleek black worktops and an abundance of storage, including deep drawers and a tall pantry cupboard. Integrated appliances include an eye-level double oven, induction hob with extractor fan, and an integrated dishwasher. A substantial central island incorporates a designated seating area, creating a perfect breakfast bar and sociable focal point for the home.

The kitchen diner benefits from underfloor heating, which continues through to the dining area and utility room, and bi-fold doors open directly to the rear garden, flooding the space with natural light and seamlessly connecting indoor and outdoor living. Adjoining the kitchen is a more than spacious utility room, again enhanced by underfloor heating and offering extensive storage, an additional sink and space for appliances - ideal for busy family life.

The ground floor also benefits from a generously sized living room, featuring bi-fold doors to the rear, allowing the entire home to be opened up to the outdoors during warmer months. A separate family room provides excellent versatility, ideal as a snug, playroom or home office, while a ground floor WC completes the accommodation.

To the first floor, the property offers five genuinely well-proportioned bedrooms, all of which are generous in size. Even the smallest bedroom, bedroom five, comfortably accommodates a double bed and benefits from a fitted storage cupboard, demonstrating the thoughtful layout throughout.

The master bedroom enjoys the luxury of a private en-suite shower room, fitted with a large shower cubicle, hand wash basin and WC. The family bathroom is equally impressive, featuring a spacious layout with a large shower cubicle, standalone bath, WC and hand wash basin - ideal for modern family living.

Externally, the property continues to impress with a well-maintained rear garden, comprising an initial low-maintenance composite decked seating area, perfect for outdoor dining and entertaining, leading onto a neatly lawned garden suitable for both children and adults.

The property occupies a superb position on Meadow Rise, just a stone's throw from the village pond, with immediate access to nature walks, scenic trails to the marina, and within short walking distance of all amenities in Barton-under-Needwood. The home is also located within highly regarded school catchments, making it an excellent choice for families.

Overall, this is a beautifully extended, spacious and versatile family home in one of Barton-under-Needwood's most desirable locations. Early viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer.

**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

**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 E

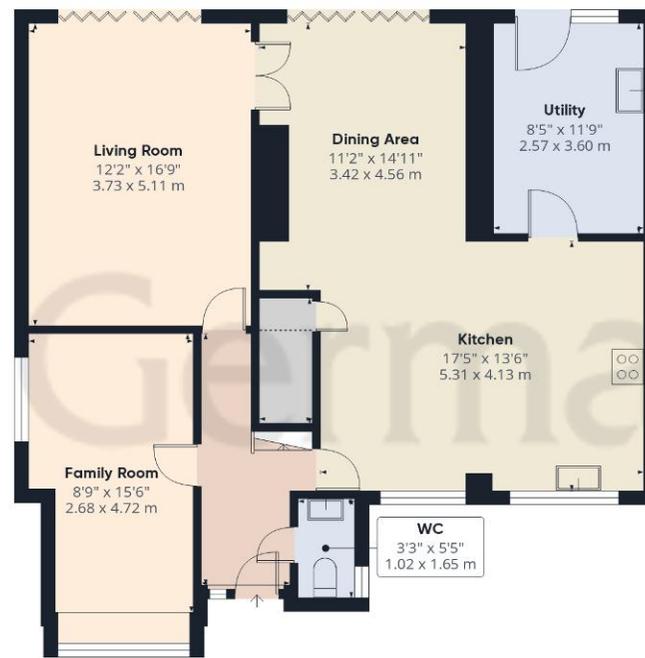
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16012026

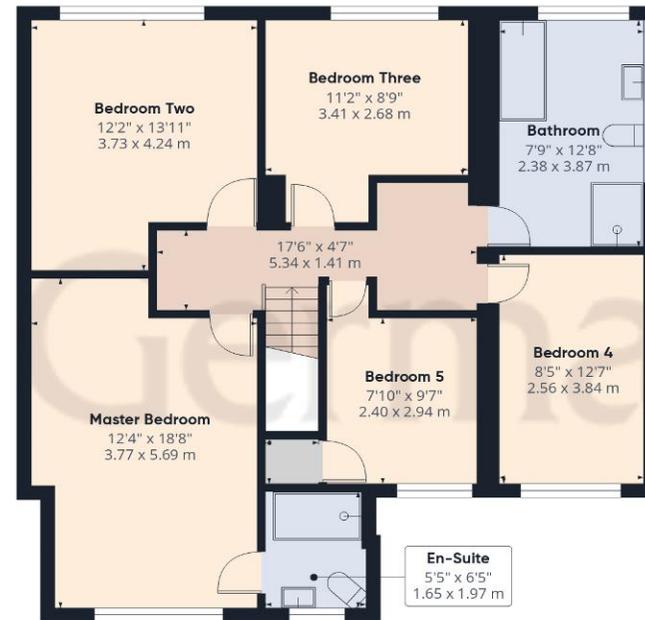
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1817 ft<sup>2</sup>

168.8 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(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.

GIRAFFE360



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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