



£525,000

2 Bedroom Detached Bungalow for sale

27 Efflinch Lane, Barton Under Needwood, Burton-on-Trent





Overview

Elegant Bungalow on Prestigious Efflinch Lane - Immaculate Gardens and Exceptional Living Space - 360° Virtual Tour Available



Key Features

- Prestigious Efflinch Lane location
- Beautifully presented bungalow
- Immaculate landscaped rear garden with multiple patio areas and mature trees
- Spacious open-plan lounge and dining room
- Bright conservatory overlooking the gardens
- Modern, fully renovated bathroom with walk-in shower
- Two generous double bedrooms with elegant bay windows and fitted wardrobes
- Large detached garage and private driveway with ample parking





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Nestled on the highly sought-after Efflinch Lane, one of Barton-under-Needwood's most desirable addresses, this exquisite bungalow combines timeless style with modern comfort. From the moment you arrive, the home's impressive frontage, beautifully kept gardens, and generous driveway set the tone for what lies within. A large detached garage, positioned to the side, offers both practicality and convenience with direct access from the rear garden.

Inside, the property exudes show-home quality throughout. The welcoming hallway leads to two spacious double bedrooms at the front of the home, each featuring elegant bay windows, built-in wardrobes, and calming neutral décor - perfect spaces to unwind and recharge.

The sleek, fully renovated bathroom sits centrally and showcases a contemporary design with a large walk-in shower, floor-to-ceiling tiling, and modern fittings.



At the heart of the home, the open-plan lounge and dining area provides a sense of warmth and sophistication. Bathed in natural light and finished with refined décor and a contemporary wall mounted fire, this is a space made for entertaining or enjoying peaceful evenings at home. French doors lead effortlessly into the impressive conservatory - a sun-filled haven overlooking the pristine rear garden, ideal for afternoon relaxation or morning coffee.

The kitchen, also enjoying views of the garden, is fitted with ample cabinetry, premium appliances, and direct outdoor access. Every element has been thoughtfully designed to blend style with functionality.

Step outside and you'll find a truly enchanting rear garden - beautifully landscaped with manicured lawns, mature trees, and multiple patio areas perfect for alfresco dining and summer gatherings. Every detail reflects care, craftsmanship, and a love of outdoor living.

With potential to extend (subject to planning) and just a short walk to the vibrant Barton Marina and the High Street, this exceptional property offers a rare opportunity to own a home of distinction on Efflinch Lane.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional

Parking: Private Driveway

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: connected to mains drainage

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D

Council Tax rating: D

necessary checks, this is not a credit check and therefore will have no effect on your credit history. 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.

We are required by law to comply fully with The Money Laundering Regulations Act 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 Movebutler to complete the

Floorplans



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
118 m²
1270 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.

GRAFFI360

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

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