



£395,000

3 Bedroom Detached House for sale

70 Park Road, Barton Under Needwood, Burton-on-Trent





Overview

A wonderful opportunity to acquire a much-loved family home, offering generous gardens, beautiful open views, contemporary extended living space and exciting potential in one of the area's most desirable village locations



Key Features

- 360 Virtual Tour
- Beautiful three-bedroom family home in sought-after Barton-under-Needwood
- High-spec fitted kitchen with integrated appliances and Neff cooking appliances
- Bright sun room overlooking the established rear garden and open fields
- Principal bedroom with built-in storage and ensuite shower room
- Generous, low-maintenance established gardens with patio and decking area
- Private driveway and detached single garage
- Excellent Schools - John Taylor catchment





A Wonderful Extended Family Home with Open Views

A home with beautiful gardens, open views and exciting potential, set within one of Barton-under-Needwood's most sought-after village settings.

From the moment you arrive, this lovely home gives an immediate sense of privacy. A wonderfully expansive lawned front garden stretches towards the road, framed by mature shrubs, established planting and seasonal flowers. To the side, a private driveway leads to a detached single garage offering parking, storage or workshop space.

Step inside through the side entrance and into the welcoming hallway, where a downstairs WC and an understairs cupboard provides useful everyday convenience. The layout flows naturally through the ground floor, combining comfortable living spaces with exciting potential for modern family life.

At the front of the property, the spacious living room is wonderfully light, courtesy of a large bow window overlooking the front garden. Attractive views, a peaceful atmosphere and a feature gas fireplace create a lovely setting for relaxing, reading or enjoying quiet evenings at home.

To the rear, the home has been enhanced by a contemporary open-plan kitchen/diner and family room extension, creating a fantastic space for everyday living, entertaining and spending time together. The stylish kitchen has been thoughtfully designed with a comprehensive range of fitted units and integrated appliances, including a fridge, freezer, washing machine and tumble dryer. There is also a Neff hide-and-slide oven, Neff microwave oven, warming drawer and induction hob.

The open-plan layout provides plenty of room for a dining table and comfortable family seating, while the extension creates a bright and sociable heart to the home. Whether preparing family meals, entertaining friends or enjoying a relaxed evening together, this is a space designed around modern living.

The adjoining sun room provides a wonderful additional reception space, overlooking the established rear garden. With its attractive outlook and direct connection to the outside, it is an ideal spot for enjoying a morning coffee, reading or simply taking in the changing seasons.

The staircase rises to the first floor providing access to three well-proportioned



bedrooms and the family bathroom.

The principal bedroom enjoys a lovely position to the rear, overlooking the garden and the fields beyond. This comfortable double bedroom benefits from built-in storage and its own ensuite shower room, providing a private and practical addition to the accommodation. An airing cupboard in the ensuite provides useful linen storage and houses the central heating boiler.

Bedroom two is another generous double, positioned to the front of the home and also featuring built-in storage, while bedroom three offers excellent versatility. Currently suited to a bedroom, it could equally become a nursery, home office, dressing room or hobby space.

The family bathroom is fitted with a shower over bath, WC and wash basin, complemented by a heated towel radiator and tiled walls.

The Gardens

Outside, the rear garden is a real delight. Established, private and designed for easy maintenance, it offers a wonderful combination of lawn, mature planting and entertaining spaces.

A paved patio immediately adjoining the house provides the perfect spot for summer lunches or evening drinks, while a further decking area enjoys lovely views across the fields beyond. The established borders, mature shrubs and colourful planting create a beautiful backdrop, offering plenty of interest throughout the seasons.

Exciting Potential

And there is more to this home than meets the eye.

The generous plot and enviable position offer excellent potential for future extension or further adaptation, subject, of course, to the necessary planning permissions and building regulations. For buyers looking for a home they can grow into and make their own, this represents an exciting opportunity to add further space, personalise the accommodation and potentially add value over time.

Village Life

Set within the highly desirable village of Barton-under-Needwood, this is a location that perfectly balances countryside living with everyday convenience.

The village has a thriving community and an excellent range of amenities, including independent shops, cafés, traditional pubs, a Co-op supermarket, doctor's surgery, pharmacy and well-regarded schools.

Surrounded by beautiful Staffordshire countryside, Barton-under-Needwood is perfectly placed for enjoying walks, cycling and outdoor adventures, while

Burton upon Trent and Lichfield are both within easy reach. Excellent commuter connections are also provided by the A38 and wider regional road network.

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

Property Construction: Traditional.

Listed: No.

Tenure: Freehold

Parking: Driveway & garage.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas.

Conservation Area: No.

Tree Preservation: 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: TBC.

Council Tax rating: E.

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 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.

LEGALLY READY

The vendors have opted to provide a legal pack for the sale of their property

Floorplans



Floor 0 Building 1



Floor 1 Building 1

Approximate total area[®]
123.2 m²
1327 ft²

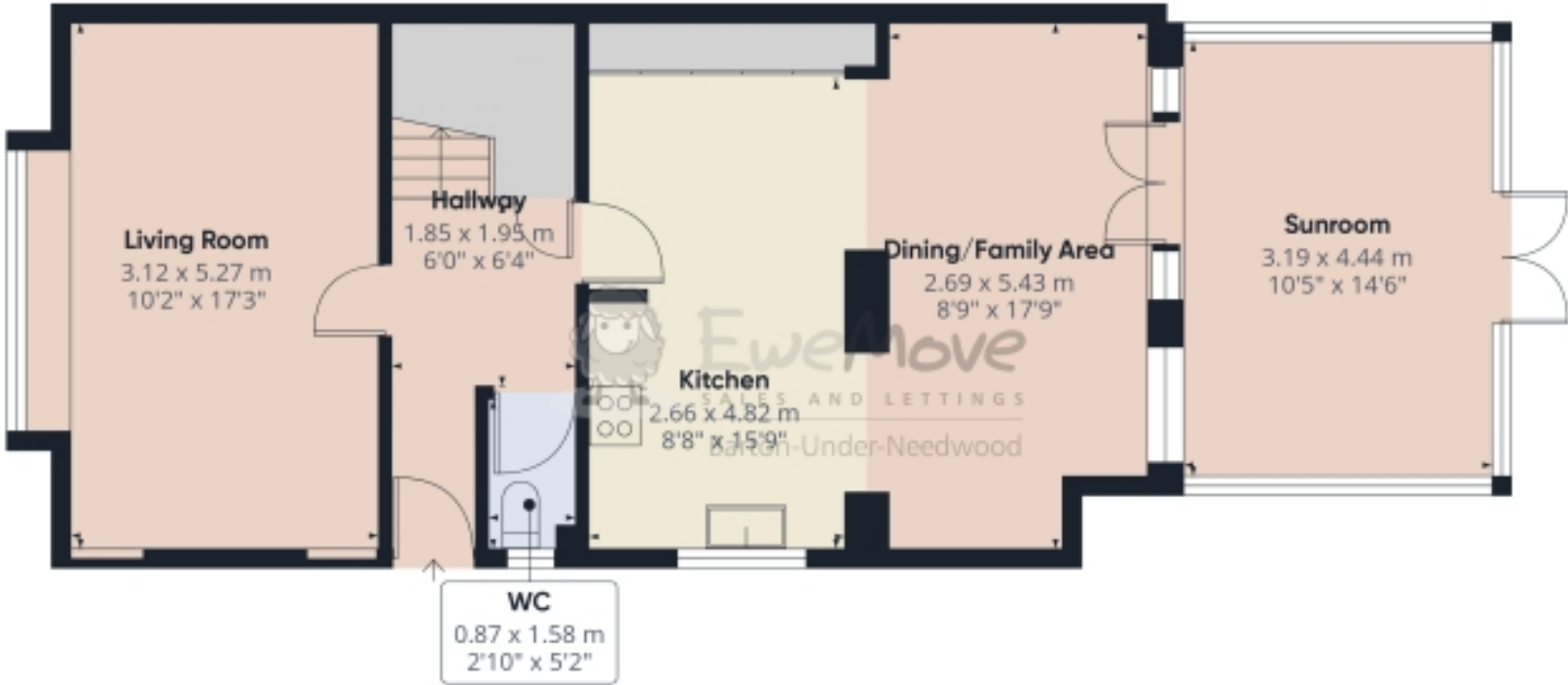


Floor 0 Building 2

(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.

Floorplans



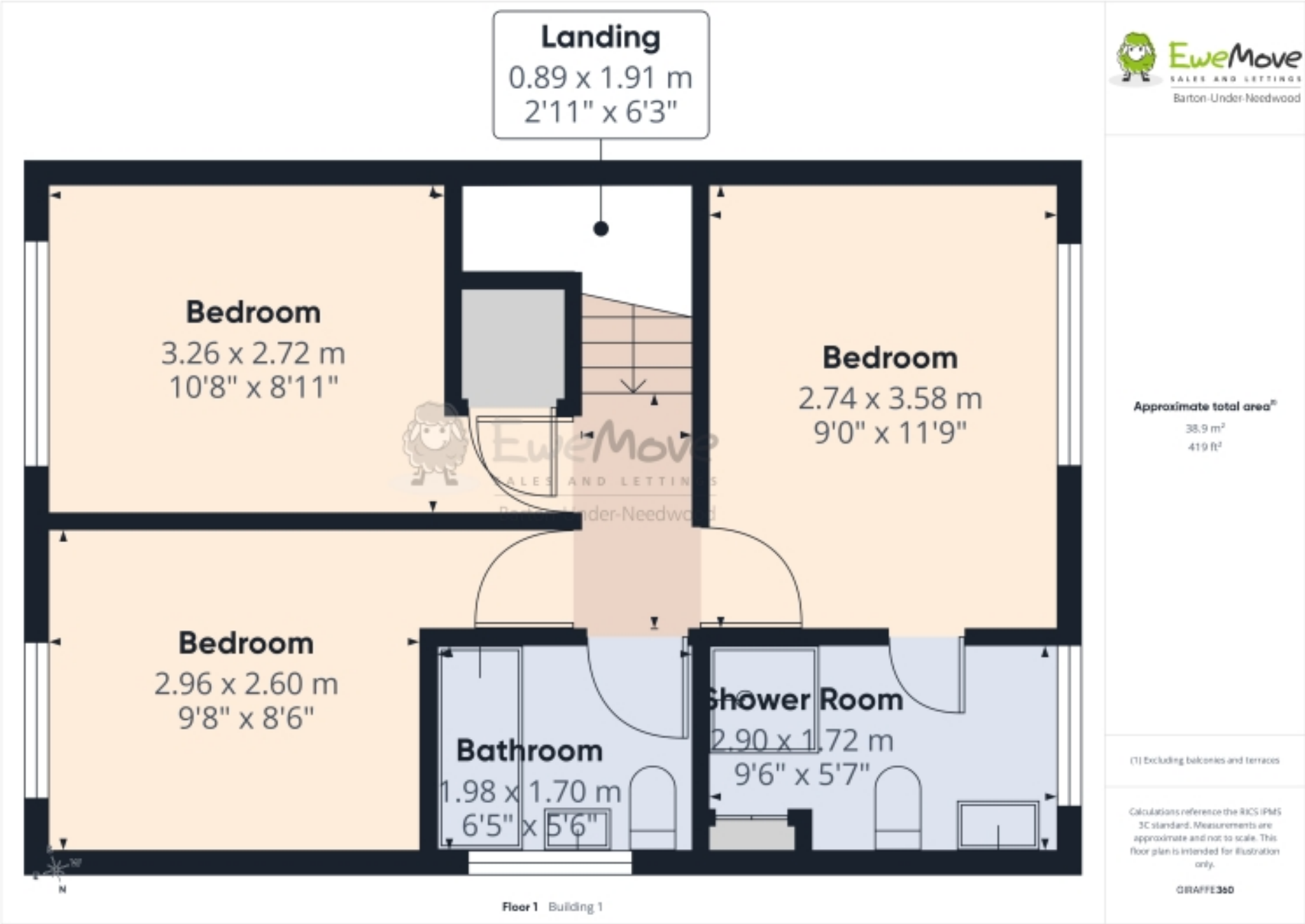
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GRAFFE360



Floorplans



EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Barton-under-Needwood

01283 247076 (24/7)
barton@ewemove.com

