

# Sutton Crescent

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

John German





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£460,000

A highly impressive and much improved detached home on a popular modern development in a desirable village setting with an exceptional living and dining kitchen, master suite with dressing area and en suite together with a pleasant rear garden that backs onto woodland.



John German are delighted to offer for sale this superb modern detached home built by Bellway Homes circa 2017 set on a popular development within this sought-after village that offers many amenities and is also home to the renowned John Taylor Academy.

A canopy porch entrance opens into the reception hall that has doors leading to the ground floor accommodation including a storage cupboard, the guest's WC and the well-proportioned lounge with a bay window overlooking the front.

Along the hall is the outstanding open plan living and dining kitchen. The kitchen has an extensive range of cream gloss base and wall units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an oven, hob, extractor, fridge, freezer and dishwasher. The good sized dining area has ample space for a large dining table and open plan aspect to the wonderful sitting/garden room with roof lantern making a lovely light and airy space. There is under floor heating and French doors out to the rear making this a fantastic family entertaining space.

Leading off the kitchen is a useful utility room that has a door out to the side elevation.

On the first floor landing is an airing cupboard and doors leading to the four bedrooms and the family bathroom having a four-piece suite incorporating a panelled bath and separate shower cubicle.

The master bedroom is an impressive room with fitted wardrobes in addition to a further dressing area also having a built in wardrobe and its own private en suite shower room fitted with a modern white three-piece suite and modern tiling.

The property is set behind a double width tarmac driveway providing off road parking leading to the single garage with adjacent lawn and display border.

The rear garden has a raised paved patio with steps down to a lawn with planted borders, and a lovely woodland backdrop.

**Note:** There is an Estate Management fee of approx. £250 per annum.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

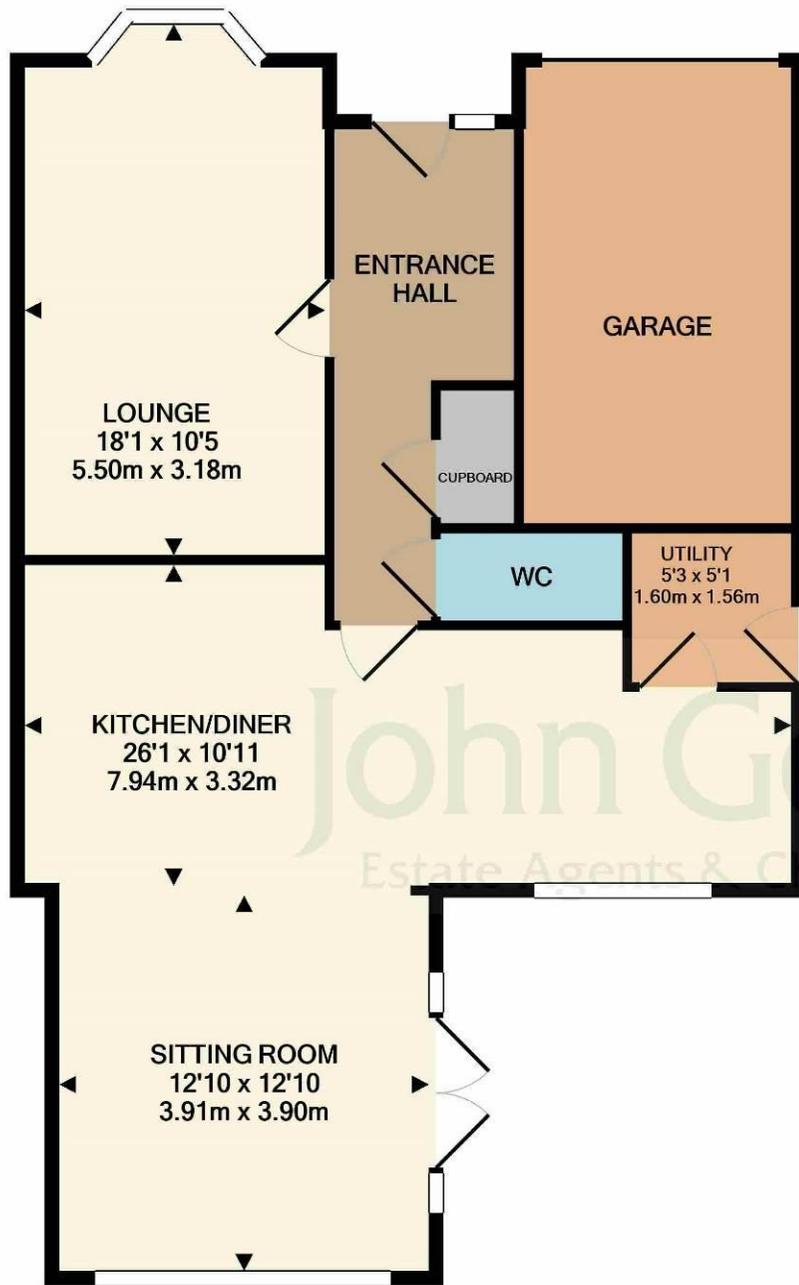
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)      [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/06042021

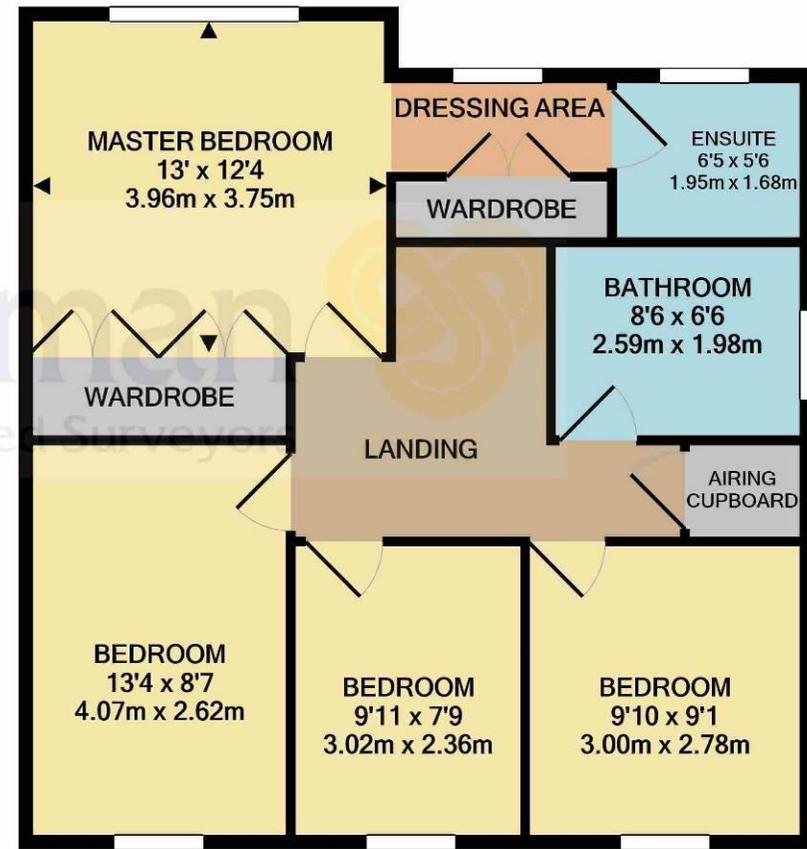
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E



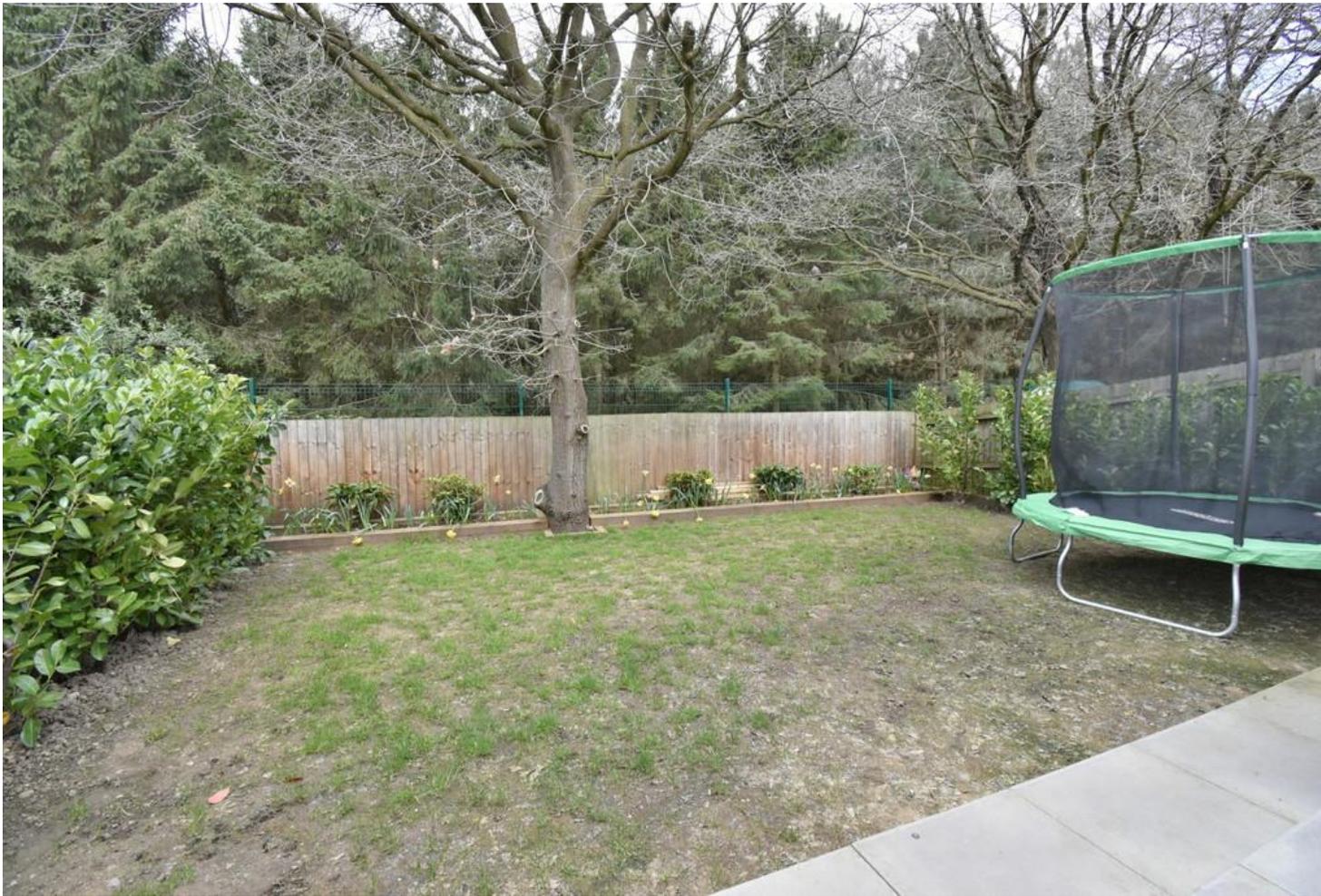




GROUND FLOOR



1ST FLOOR



### 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.

### Referral Fees

**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.

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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