

Barton Gate

Burton-on-Trent, Staffordshire, DE13 8AG



Occupying a generous and mature garden plot on the outskirts of the desirable and sought after village of Barton Under Needwood, this beautiful character property benefits from two reception rooms, a smart refitted kitchen and bathroom, as well as three spacious bedrooms.

Guide Price £300,000



John German

Located on the outskirts of Barton-Under-Needwood, with excellent village amenities, being within the John Taylor and Thomas Russell school catchments which are all Ofsted rated 'Good – Outstanding', plus having convenient transport links, this characterful property enjoys a wonderful plot having the National Forest to the front, and an open aspect to fields from the rear garden.

Set back from the road with pebbled driveway providing off street parking, the property has front entrance with glazed porch and further door leading through, opening into the dining room.

Having a useful storage cupboard, this spacious reception room has laminate floor as well as wall mounted light points, with dual aspect glazed windows looking out in to the garden and characterful beams to the ceiling. Doors lead through to both the lounge and kitchen.

The lounge is also a characterful room, with further beams to the ceiling there is also an impressive inglenook fireplace with solid fuel burner and tiled hearth, and dual aspect windows including bay to the front aspect. Stairs rise to the first floor.

The smartly appointed kitchen has been recently refitted with a range of wall mounted and base level units, with wood effect laminate work surfaces, integrated oven, induction hob and overhead extractor, stainless steel sink and drainer unit and further appliance space including plumbing for a washing machine.

Beyond the kitchen, the refitted bathroom is comprised of a white suite, with contemporary grey tiling, panelled bath with wall mounted shower, low level WC, pedestal hand wash basin and chrome heated towel rail.

Upstairs, the landing has a storage cupboard, with adjacent doors

to two of the three bedrooms.

Bedroom one is a generous double, with plentiful built-in storage and windows to the side aspect.

The second bedroom is again a very good size, with storage cupboard and glazed window it gives access through to bedroom three.

Outside, the property enjoys a mature garden plot with bespoke detached timber framed garage, having stained glass windows and double doors to the front.

The garden is laid predominantly to lawn, hosting a range of plants and shrubs, with stunning views out to the rear.

Note: The property has previously suffered damage as a result of flooding in Feb 2020. However, extensive measures have been undertaken by a Council approved company for future prevention. Please contact the office for further information.

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.eaststaffsbc.gov.uk/planning>

Our Ref: JGA/14042021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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 any 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.

John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent