

Efflinch Lane

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

John
German





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£575,000

This stunning village home boasts an exceptional living/kitchen/diner with two set of bi fold doors perfect for bringing the garden into the home, a cosy lounge with log burner & fab refitted bathroom, large drive enjoying a lovely position for the village centre & schools including John Taylor.



Perfectly positioned for all that Barton under Needwood has to offer is this bungalow extended and refitted throughout ideal for modern family life with Thomas Russell Primary and the ever Popular John Taylor Academy School in walking distance.

Set on a lovely plot behind a large gated drive which provides plenty of parking and with a lovely open hall providing the perfect entrance with door leading off and views through to the garden.

The cosy lounge has a log burner for Autumn/Winter evenings and a walk-in bay with views to front. The highlight of the ground floor is an outstanding open plan living/kitchen/dining room offering ideal entertaining space with two sets of bi fold doors giving that connection to the outdoor space. Plenty of space for a dining table and a good size island with breakfast bar for busy mornings. Off the kitchen is a useful utility providing extra storage and additional appliance space.

There are three good sized bedrooms on the ground floor, the front bedroom with walk in bay currently used as a family room could also make an ideal home office.

A loft conversion has created a light master bedroom with skylights with an ensuite shower room across the landing.

The rear gardens have a paved terrace and lawn together with play area and a gated enclosed hard standing to side.

Barton under Needwood has lots to offer with good schools, plenty of pubs and places to eat, Barton Marina with cinema and with excellent transport links and trains services from The Cathedral City of Lichfield just down the A38.

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.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/18102021

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







Ground Floor Building 1

Approximate total area⁽¹⁾

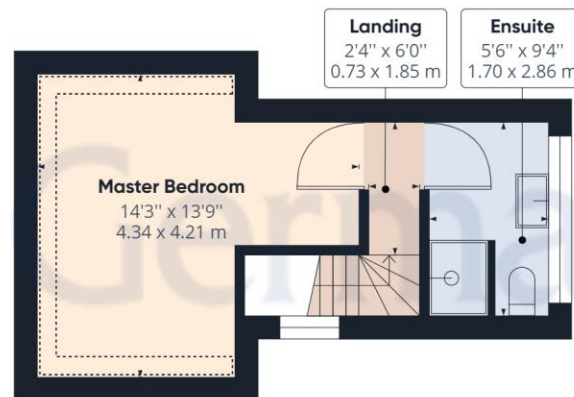
1387.20 ft²

128.87 m²

Reduced headroom

24.82 ft²

2.31 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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