

Main Street

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



A wonderful bungalow set in a highly desirable position set on a superb garden plot within this sought-after village, being within walking distance to the wide range of amenities it has to offer.

NO UPWARD CHAIN

£575,000

John German 

This superb bungalow has a modern feel throughout and is ready to move into. Enjoying a choice plot in this sought-after village that offers a wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

Accommodation - Step through the entrance door into a substantial hall where doors lead off. A light and spacious lounge has a focal point fireplace and a large picture window frames views to the front.

At the heart of the home is a good sized dining kitchen fitted with a range of base and eye level units with contrasting worktops over and integrated oven, hob and extractor fan. Wooden flooring runs underfoot and continues into the dining area offering plenty of space for furniture, a side facing window and patio doors opening to the rear garden.

Off the kitchen is a useful utility room with additional appliance space, wooden effect flooring, a window and door to the rear. From here there is access to a guest's cloakroom fitted with a two-piece suite and a useful internal door into the garage.

Also off the hall are three good sized bedrooms, the master is a particularly good sized double and enjoys views over the rear garden.

Bedroom two has a front view and is currently used as a dining room while bedroom three is also a double sized room and has a window to the side.

The smart modern shower room has a walk-in shower area with glazed screen, pedestal wash hand basin, WC, tiled floor and partially tiled walls.

The property stands on a fantastic sized garden plot with a generous lawned rear garden surrounded by mature display borders and established trees providing a good degree of privacy. There is also a paved terrace ideal for outdoor dining.

To the front an expansive driveway provides plentiful parking leading to the garage with an up and over door. A block paved path leads to the front door and laurel screening hedge.

Note: Probate has been applied for, not yet granted.

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.eaststaffsbc.gov.uk

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

Our Ref: JGA/17102022

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents' Notes

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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.

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 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

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