

Meadow Rise

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

John German





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Offers in the region of £500,000

Set in a much sought after cul de sac village location with lovely views of the adjacent fishpond and brook, this corner plotted detached house is located a short stroll away from the village centre including John Taylor school. Exciting further potential to improve and extend (STPP).



Meadow Rise leads off Station Road and is an attractive and mature development of 1970's houses that enjoy an ultra convenient village location with the added benefit of the picturesque village fishpond on the doorstep that also gives footpath access to neighbouring Barton Marina and lakes.

This corner plotted detached house is bursting with further potential but currently offers a substantially sized and welcoming reception hall that has a fitted guest's cloakroom leading off and a stair to the first floor. The adjacent dining room is similarly spacious and is open plan to the reception hall, having a front facing aspect.

Leading off the hall is a light and bright through lounge with front garden facing window, rear patio doors and a traditional style fireplace surround.

Enjoying lovely rear garden views, the fitted kitchen has a full range of storage cupboards, worktops and splash back tiling and also includes a sink unit, cooker and breakfast bar. Immediately adjoining is a spacious utility room with garden access, a further range of fitted storage cupboards and space for a number of white goods including the washing machine.

On the first floor a centre landing gives access to the three bedrooms, a family bathroom and a spacious loft. Bedrooms one and two are both excellent sized double rooms with a range of built in wardrobes and furniture and each room has a front garden facing window. Bedroom three, albeit a smaller room also has built in wardrobes and a dressing table, enjoying fabulous views of the village fishpond.

The spacious family bathroom is conveniently accessible to all bedrooms and has a white and chrome traditional suite with bath and combined shower over, low level WC, wash hand basin, partial tiling and a built in airing cupboard housing the hot water cylinder.

Outside - A single garage has an up and over door plus a rear personal door leading to a further enclosed storage room. Driveway parking for two cars side by side.

The front, side and rear gardens are a mixture of lawn and hard landscaping with several areas designed for garden seating. There are many established borders with shrubbery and perennial planting and an area at the side of the house contains a greenhouse and garden shed. The picturesque brook runs alongside the south boundary.

Notes: The property is bordered by a brook that runs along the south side of the garden. The flood risk summary for this area can be found at www.gov.uk/check-flooding
A new gas central heating boiler is going to be installed at the property prior to legal completion.

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.

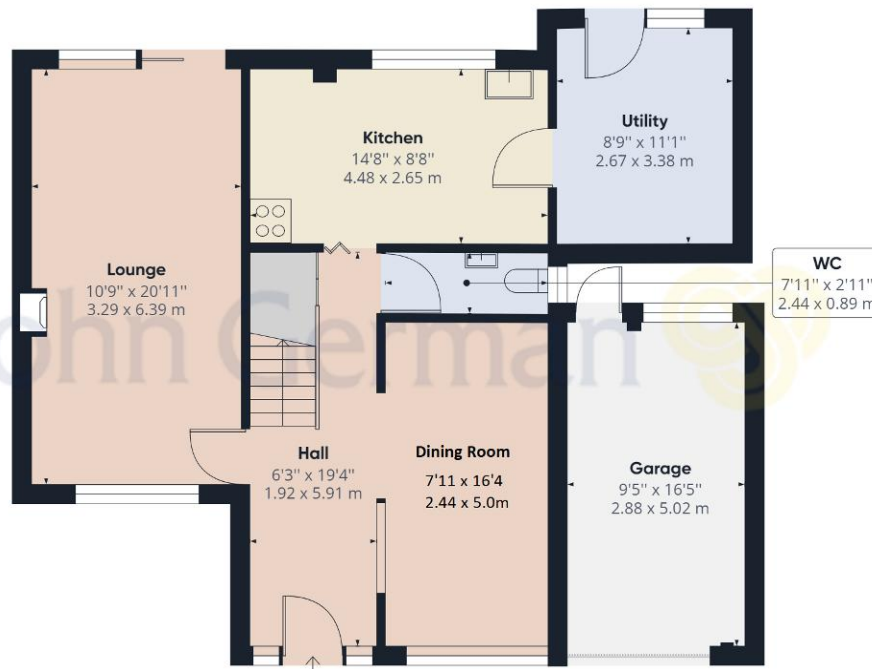
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffordshire.gov.uk

Our Ref: JGA/01022023

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





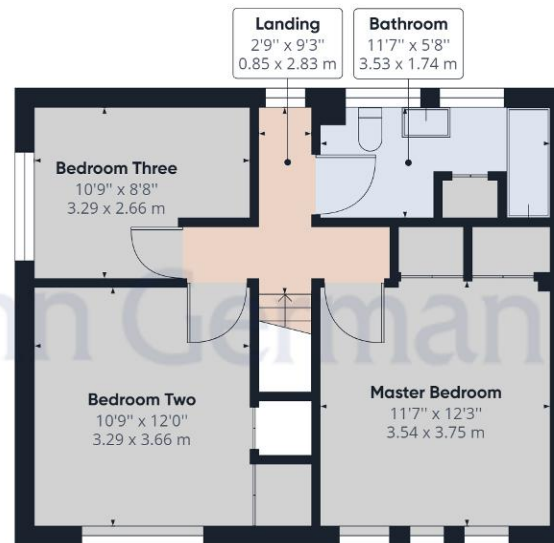


Ground Floor

Approximate total area⁽¹⁾

1407.66 ft²

130.78 m²



Floor 1

(1) Excluding balconies and terraces

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

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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		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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