

Arden Road

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



A superb semi detached house that has been extended to offer a good sized family home, located in this sought after village.

£265,000

John German 

Situated in the sought after village of Barton under Needwood 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 - A side entrance door opens into the hallway with a useful storage cupboard and stairs to the first floor.

The kitchen is fitted with a range of base and eye level units with work surfaces over and space for appliances. There is a window to the front and a door into a family room/study/fourth bedroom with built in storage cupboard and a front facing window.

To the rear an extended open plan living area, a generous size lounge with a focal point fire surround and archway into a spacious sitting/dining area with patio doors out to the rear garden.

On the first floor are three well proportioned bedrooms. The master bedroom is a particularly spacious room with space for fitted wardrobes. Completing the first floor is the family bathroom having a three piece suite including an electric shower.

The rear garden has a paved patio and lawn beyond with side pathway. Gated side access leads to the front where there is a driveway providing off road parking.

Note: Viewing is strictly by appointment.

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/06022023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
 971.20 ft²
 90.23 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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