

Hardy Close

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

John
German





AD • BREAD • BREAD

TOOLS • TOOLS

Hardy Close

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

£440,000

A stunning detached home ready for its new owner to call it home. This immaculately presented property is jam packed full of features including an abundance of parking, large single garage, mature gardens, multiple living spaces while being perfectly located for the high street and fantastic schools.



Barton-under-Needwood 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.

As soon as you pull up you will notice the great curb appeal this property has and the multiple parking options. As you enter into the lovely wide hallway with feature panelling you will find the downstairs cloakroom and internal access from the garage.

The spacious lounge is located at the front of the home, this cosy room is a great size and an ideal spot to relax in after a long day. As you progress through the hallway you will come to a large open plan kitchen/diner.

The kitchen itself has a lovely view over the rear gardens and is fitted with masses of storage options, more than ample work space and fantastic appliances. It overlooks another living space which is an ideal place to entertain whilst you are cooking. The living space flows into the dedicated dining room which overlooks the rear garden which can be accessed through lovely patio doors.

The lush rear garden is a wonderful space for the children to play and lends itself perfectly to entertaining family and friends. It comes complete with a storage shed and patio.

Upstairs the master suite is impressive, this king sized room has a lovely light and airy feel and is a fantastic spot to retire to. It is perfectly complimented by a sparkling stylish en suite which includes feature floor to ceiling tiling, extra large shower, storage vanity and WC

There are three further very well sized bedrooms that all benefit from plush carpets, lovely decoration and quality window treatments. These are served by a sparkling family bathroom which includes a large bath/shower, modern storage vanity and WC.

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.

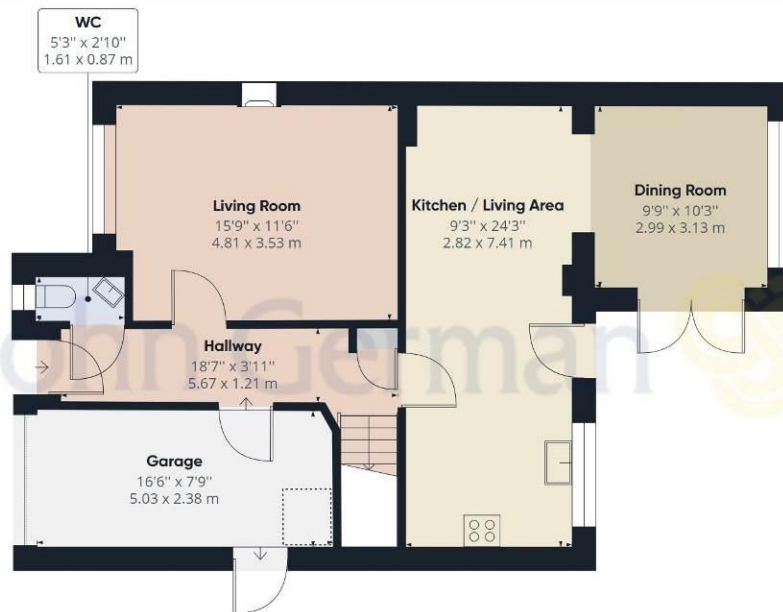
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28062023

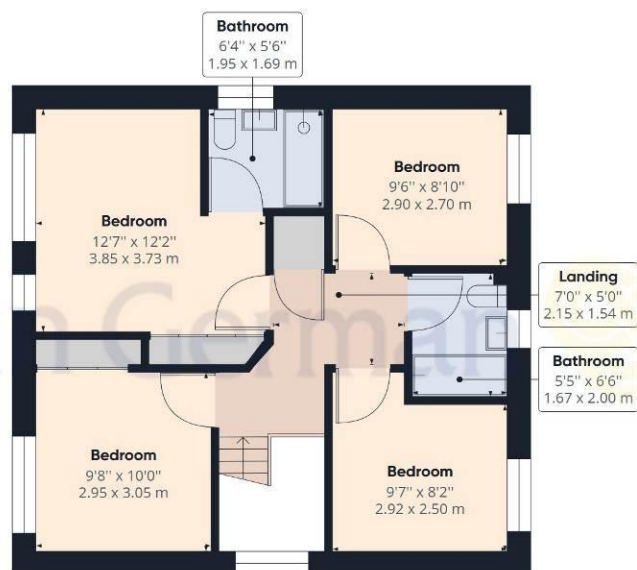
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1336.78 ft²

124.19 m²

Reduced headroom

7.93 ft²

0.74 m²

(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.

GIRAFFE 360



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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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

JohnGerman.co.uk Sales and Lettings Agent



