

The Green

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

John
German






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£600,000



A substantial bungalow offering plenty of space with approx. 1998 sq.ft of accommodation including a double garage, standing on a wonderful 0.3 acre garden plot in this highly regarded village.

This substantial detached bungalow is ideal for a multitude of different buyers offering plenty of space and versatility. It stands on a wonderful garden plot of approx. 0.3 acres with a large driveway and double garage.

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.

Accommodation - Step inside the large reception hall with a useful cloaks storage cupboard, a pantry and an additional cupboard.

The living room is a light and spacious room with a focal point fireplace and bay window overlooking the front. Across the hall is a separate dining room that opens into the conservatory that overlooks and gives access to the rear garden.

The well appointed breakfast kitchen is equipped with a range of base and eye level units with work surfaces over, ample space for a dining table and views over the rear garden. A door leads to a useful good sized utility room with additional base units, space for appliances, window to side and door to a rear porch that opens to the rear garden. Also off the utility is a shower room having a three piece suite.

The bungalow has three good sized bedrooms, the master bedroom has its own en suite wet room, bedroom two overlooks the front and bedroom three is side facing. The family bathroom has a panel bath, wash hand basin and WC. A second hall area has full height fitted storage cupboards.

Set behind a large frontage with an established front garden and a generous sized driveway offering plenty of parking and access to the double garage.

The extensive rear gardens have a paved terrace, ideal for outside dining and the remainder are mainly laid to lawn with mature trees and hedgerows in addition to fruit trees forming an orchard at the top of the garden. There is also a vegetable plot/kitchen garden with greenhouse, fruit cage and timber shed.

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/15062023

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







Approximate total area⁽¹⁾
1998.33 ft²
185.65 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.

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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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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