

Sutton Crescent

Barton-under-Needwood, Burton-on-Trent, DE13 8FE

John
German





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£410,000

A superb modern detached home in a premium village location within John Taylor catchment area.

Highlights include four good sized bedrooms, a large dining and living kitchen, separate lounge, double width drive and 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.

Situated on a popular modern development, this detached family home has a double width driveway to the front providing ample off road parking and access to an integral single garage. An adjacent lawned foregarden has a pretty planted border.

Step inside the reception hall providing a lovely introduction to this contemporary home. On your left is a two piece guest's cloakroom and opposite is a well proportioned family lounge having a bay window overlooking the front.

Across the rear and extending to the full width of the property is the impressive open plan living and dining kitchen equipped with a stylish range of contrasting base, wall and drawer units with complementary worktops over. There is an integral oven, hob, extractor fan, fridge freezer and dishwasher plus a sink and drainer set below a rear facing window. Tiled flooring runs underfoot and continues throughout the room providing plenty of space for both soft seating and dining furniture. A further window overlooks the rear in addition to French doors opening to the garden that has been designed for low maintenance purposes having a paved terrace with gravelled garden beyond having various planted display beds and borders. Steps down to a further slightly sunken paved sitting area with raised planters and side access leads to the front.

On the first floor the master bedroom has a southerly aspect to the front and its own ensuite shower room with complementary neutral tiling.

The three further good sized bedrooms share the family bathroom having a white three piece suite and partial modern tiled walls.

Notes:

Two trees in the rear garden are subject to Tree Preservation Orders.

There is a service/maintenance charge currently in the region of £240 per annum.

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.

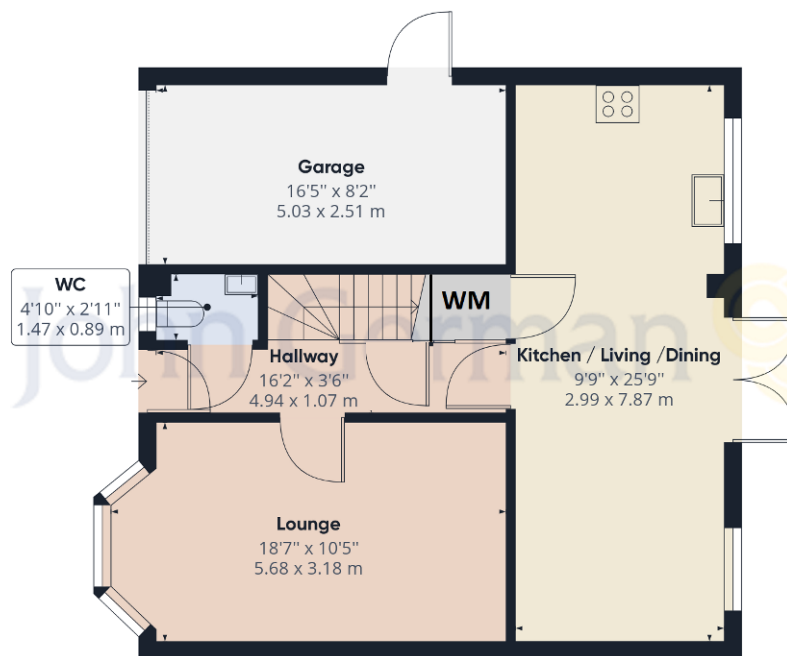
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsb.gov.uk

Our Ref: JGA/11102023

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





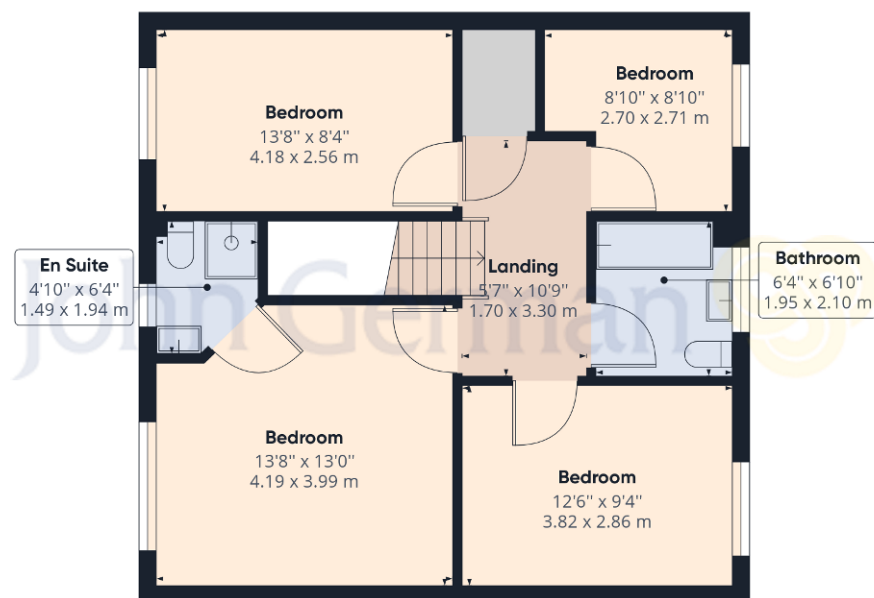


Ground Floor

Approximate total area⁽¹⁾

1324.06 ft²

123.01 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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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