

Sutton Crescent

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

John German





A photograph of a lush green garden. In the foreground, there is a well-maintained lawn with a few fallen leaves. A wooden fence runs across the middle ground, with a small wooden fence in front of it. A large, mature tree stands prominently in the background, casting a shadow over the garden. The sky is overcast.

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Offers over £550,000

This could be your perfect family home situated in a desirable village location with excellent school catchment. Superbly designed accommodation including a substantial open plan/living/dining kitchen, four bedrooms, two en suites and family bathroom, well presented throughout and ready to move into.

Situated in the sought after village of Barton under Needwood, popular for its John Taylor catchment together with a vibrant village centre having a wide range of facilities on offer which include a choice of shops, places to eat and pubs to drink in, and with excellent transport links putting the nearby centres of Burton on Trent and the cathedral city of Lichfield in easy reach.

This home features a superb layout, ideal for modern family life. Set behind a double width driveway providing off road parking with a canopy porch giving access to a front entrance door which opens into a large reception hallway with staircase off to first floor, useful understairs storage cupboard and doors leading off.

The lounge has generous proportions with window framing views to front and across the hallway is the guest WC with close coupled WC and wash hand basin.

The highlight of the ground floor is an impressive open plan living/dining/kitchen occupying the full width of the property with central French doors opening out to the rear garden, two further windows, a good sized living area and plenty of space for a large dining table. The well appointed kitchen is equipped with a range of base and eye level units with work surfaces over incorporating a breakfast bar, integrated eye level oven, gas hob, extractor hood, dishwasher and washing machine. This really is the perfect space for entertaining or for the family to get together. A door leads to a useful utility room with additional appliance space and door to side entry.

To the first floor, the landing has doors leading off to four bedrooms. The master suite is impressive, beginning with a fitted dressing room with wardrobes providing useful storage, opening into a large double bedroom with window framing views to front and door off to an en suite shower room with shower cubicle, pedestal wash hand basin and WC.

Bedroom two, also a generous double has the luxury of its own en suite shower room with shower cubicle, pedestal wash hand basin and WC. While bedrooms three and four share a well appointed family bathroom, perfect for any family.

To the rear, the garden is laid to lawn with decking at the bottom of the garden and oak tree with a TPO, together with a superb covered patio area, perfect for year round entertaining in the garden.

Agents notes:

The oak tree in the garden has a TPO.

There is an estate management fee of £282 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.eaststaffsbc.gov.uk

Our Ref: JGA/23102023

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





And They Lived Happily Ever After







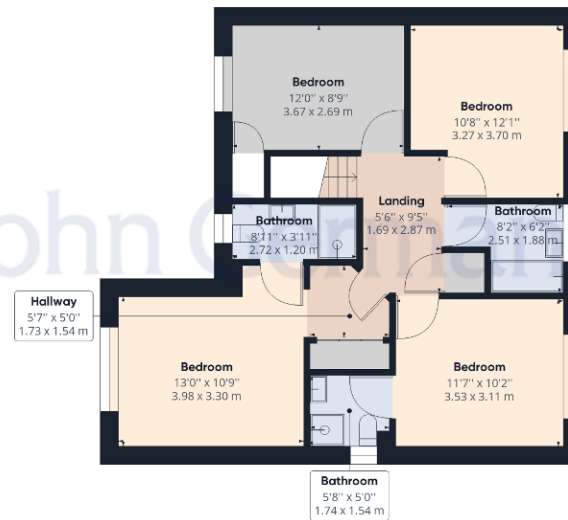


Ground Floor

Approximate total area⁽¹⁾

1588.70 ft²

147.59 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		92 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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