

# Holland Park

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



This well presented three bedroom link detached home is set in the idyllic village of Barton Under Needwood, jam packed full of features including a large garage, additional parking and well maintained rear garden.

£375,000



John German

The property is set on a quiet cul de sac and is walking distance to local amenities including local eateries, countryside walks and has fantastic public transport routes. This property is also located in the sought after John Taylor High School catchment.

As you pull up to the home you first see the neat front garden, driveway with additional carport and garage. Enter the front door into the hallway with a conveniently located downstairs cloakroom.

To the right hand side is a large open plan living/dining area, this area benefits from neutral décor, carpets and feature fireplace. The dining space has direct access out to the rear garden.

The renovated kitchen is located at the rear of the home, featuring both under counter and overhead cupboards, modern worktops and a selection of appliances including large oven, hob and extractor. A door gives access to the rear garden. There is a bonus utility/storage area that is located next to the kitchen with room for appliances.

The second floor consists of three bedrooms and a family bathroom.

The master and second bedroom are very similar size, with the master benefitting from built in wardrobes. The third bedroom is a single and would make an ideal children's bedroom or office. The bedrooms are all decorated tastefully and are carpeted.

The bathroom has a four piece suite and includes a large standalone shower, modern bath, WC and wash hand basin.

The well maintained rear garden features a paved patio, mature garden beds and lawn.

The property benefits from a new roof which was installed approximately 4 years ago.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Drive, garage & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband:** Fibre. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

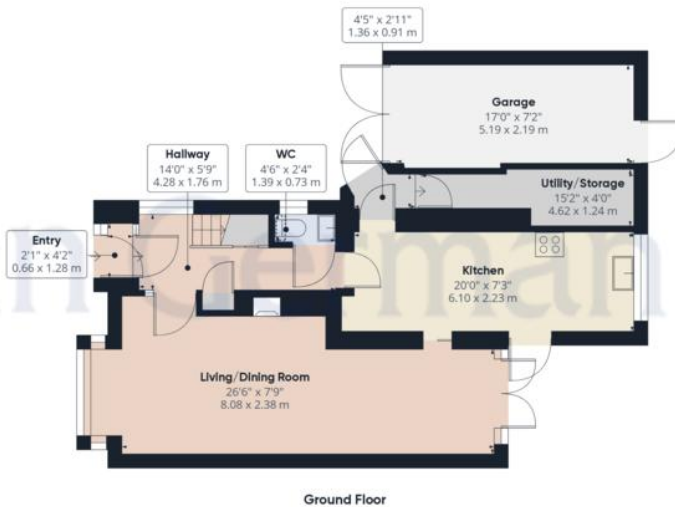
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/17012024

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Approximate total area<sup>1)</sup>

1111.7 ft<sup>2</sup>  
103.28 m<sup>2</sup>

Reduced headroom

1.7 ft<sup>2</sup>  
0.16 m<sup>2</sup>

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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**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.

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