

# Meadow Rise

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

John  
German





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£495,000

A superb extended village home within John Taylor catchment standing on a corner plot with two reception rooms, kitchen, four good sized bedrooms, garage and driveway.

NO UPWARD CHAIN



Enjoying a corner plot in a lovely cul de sac location is this detached property that has been extended to offer a spacious family home. It is within easy walking distance of the village centre that 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.

The entrance door opens into a reception hall having stairs to the first floor. On your right is an excellent sized lounge that enjoys a dual aspect including a picture window to front and patio doors to the rear plus a focal point fireplace. A door leads into a separate rear facing dining room that has a door into the adjacent kitchen and a return door to the hall.

The smart fitted kitchen is equipped with a range of base and eye level units complemented by Corian worksurfaces incorporating a breakfast bar and sink unit set beneath a rear facing garden. Appliances include an oven, hob, extractor hood, dishwasher, washing machine and tumble dryer. A door leads to a lovely courtyard style garden, ideal for al fresco dining.

Completing the ground floor is a guest's cloakroom fitted with a two piece suite.

On the first floor the dual master bedroom offers a substantial amount of space providing having potential to create an en suite. There are three further good sized bedrooms and a bathroom having a panelled bath, separate shower cubicle, pedestal wash basin and WC set into a vanity unit with storage plus tiled walls.

The rear garden has a block paved patio area and shaped lawns surrounded by established planted display borders. Side access leads to the front where there is a driveway providing ample off road parking giving access to the garage having an up and over front entrance door, power, the boiler and a side pedestrian door.

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

**Property construction:** Standard

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** FTTC

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 E

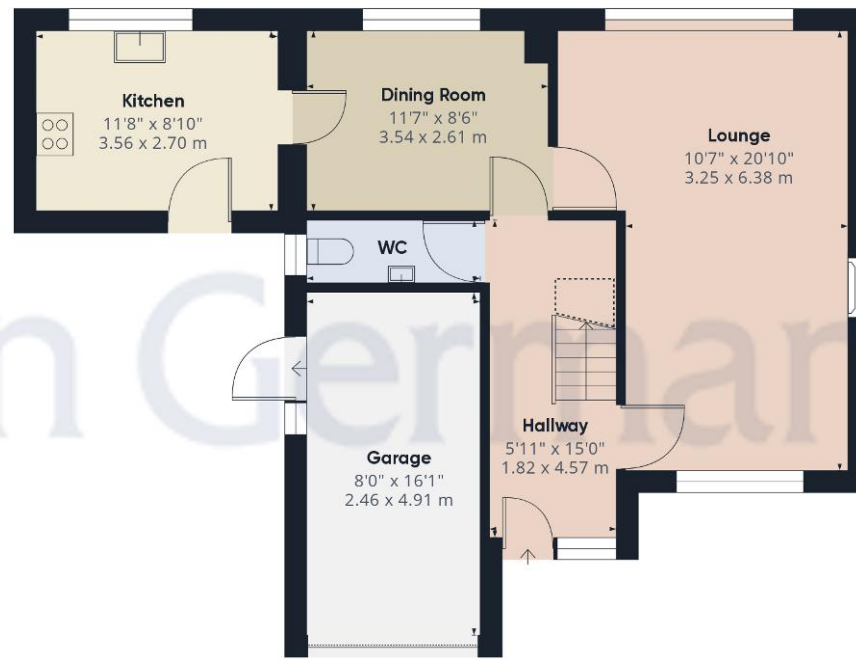
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/23012024

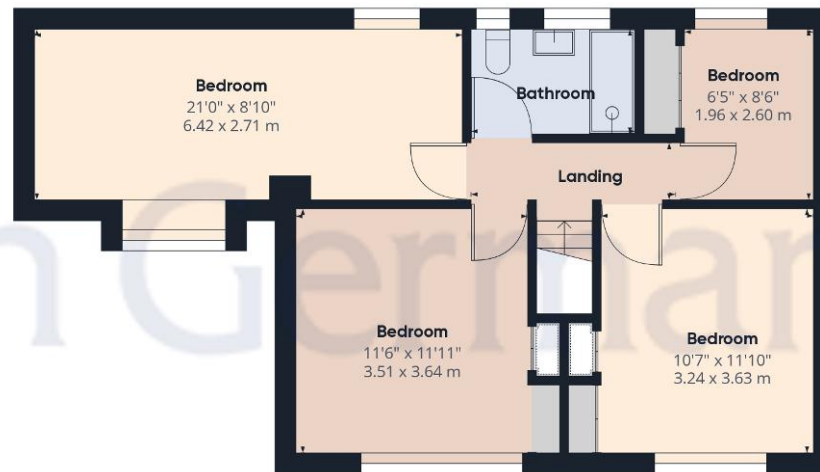
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Ground Floor



Floor 1

**Approximate total area<sup>0</sup>**

1333.36 ft<sup>2</sup>

123.87 m<sup>2</sup>

**Reduced headroom**

15.51 ft<sup>2</sup>

1.44 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



### Agents' Notes

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### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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