

Park Road

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

John 
German





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£510,000

This beautifully presented, extended four bedroom detached home features a renovated kitchen, open plan living area, spacious bedrooms and gardens with views over the countryside. Located in the picturesque village of Barton Under Needwood with John Taylor catchment, this is the ideal family home.



A decorative double glazed composite entrance door leads you straight into the reception hall with a stylish fitted cloakroom/WC, stairs off and useful built in storage below.

The kitchen has been extended and renovated and overlooks the rear garden, this space benefits from masses of storage, modern appliances and flows well into the open plan dining and living area which offers ample space for a dining table and sitting area in addition to patio doors also opening onto the attractive rear garden and taking advantage of the views beyond.

The generously proportioned lounge runs front to rear with an attractive bow window to the front and patio doors opening onto the rear garden together with a focal point recessed contemporary log effect living flame electric fire.

On the first floor is a spacious and extended master bedroom which has a comprehensive range of fitted wardrobes and built-in storage with window to the rear overlooking the open countryside and views, together with a fitted en suite with double tiled shower in glazed enclosure, integrated wash hand basin with storage, low level WC, laminate floor, LED lights and a chrome heated towel rail.

To the other side of the landing is an equally spacious and fitted double bedroom two, additional double bedroom three and a very useful sized bedroom four/study with built-in wardrobe. These are served by a contemporary bathroom having a shaped bath with electric shower and glazed screen over, vanity fitted wash hand basin and WC plus laminate flooring.

The property is set back behind a lawned front garden flanked by a spacious block paved driveway and parking space which continues to the side and leads to a brick single garage with double opening doors, power point and light plus a rear personal door.

The neat enclosed rear garden has a patio area lawns and attractive borders. The garden backs onto open countryside beyond with distant views.

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

Property construction: Brick. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Gas central heating

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

Broadband type: ADSL - 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

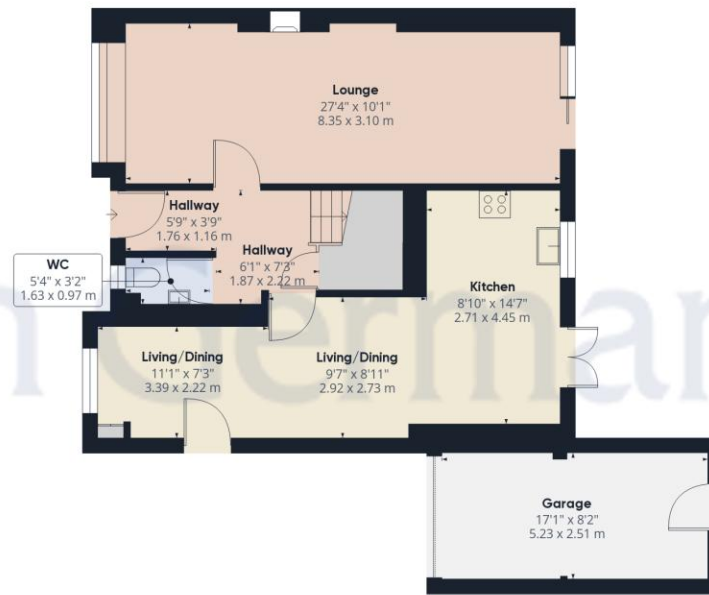
www.eaststaffsbc.gov.uk

Our Ref: JGA/12022024

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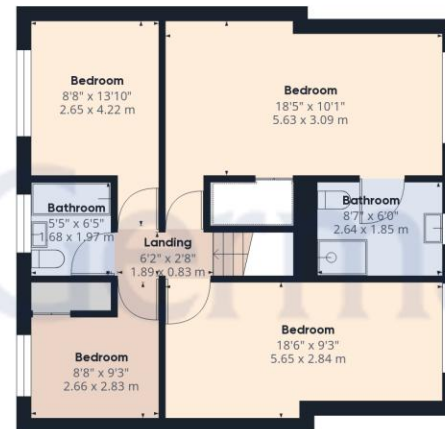


Ground Floor

Approximate total area⁽¹⁾

1487 ft²

138.15 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

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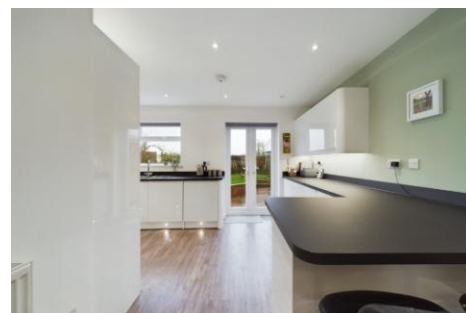
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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