

# Westmead Road

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



This STUNNING NEW VILLAGE HOME is almost complete offering the buyer an amazing opportunity to SELECT ONE OF THREE GROUND FLOOR DESIGNS together with choosing kitchens and bathrooms that will finish a stunning bespoke interior that will be personal to them. Set in a highly regarded village location that is in John Taylor catchment.

Guide Price £599,950

John German 

The sought after village of 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.

This stunning new home is currently under construction and nearing completion offering an opportunity for the buyer to choose from three ground floor layouts and their own style of kitchen (subject to agreement with the developer).

The property enjoys a lovely non estate position on Westmead Road that is within walking distance of the village centre.

A generous driveway to the front provides parking and a door into the reception hall. Images show the different ground floor options, all include a home office/study and living/dining/kitchen areas across the rear with beautiful lantern light providing plenty of natural light plus bi-fold doors opening out to impressive landscaped gardens, a utility room and a guest's WC. There is an option to go with full open plan living, a cosy separate lounge or a ground floor bedroom with its own en suite.

To the first floor are three double bedrooms all having the option of fitted wardrobes. The master bedroom has its own en suite shower room and bedrooms two and three share a family bathroom.

Wardrobes and floor finishes by separate negotiation.

The rear garden features a lovely paved terrace and shaped lawns.

Viewing is highly recommended to appreciate the plot, position and ability to personalise your own home.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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

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

**Our Ref:** JGA15012025

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OPTION 1  
GROUND FLOOR PLAN



OPTION 2



OPTION 3

### Ground floor options





AWAITING EPC MEDIA



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#### Agents' Notes

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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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