

Park Road

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



A lovely detached dormer bungalow offering ample off-road parking, detached garage, sunny rear garden and two double bedrooms. Perfectly located in the sought after village of Barton-Under-Needwood.



£300,000

John German

As you pull up to the home you immediately notice the ample amount of parking on offer.

As you enter through the door there is a spacious hallway leading to both reception rooms and kitchen. The hallway also has access to a convenient under stair storage space.

The kitchen overlooks the garden and is equipped with a range of modern base and wall mounted units complemented by contrasting worktops. Appliances include a built-in fridge/freezer, oven, gas hob and extractor fan plus space for a washing machine.

The living room runs to the whole width of the property and offers a feature fireplace and bay window.

Following through the hall, this leads you to the further reception room, which is currently being used as a dining space. Rear patio doors take you into a light and bright conservatory making these two spaces great for family living and entertainment.

Heading up the stairs onto the landing that gives access to two double bedrooms, a family bathroom and storage space. Both rooms would comfortably fit double beds and further furniture. The family bathroom has a WC, hand wash basin and shower over bath.

To the rear of the property is a well-established garden with a patio area beside the conservatory and lawn beyond surrounded by planted beds and borders.

The property also offers a detached garage which is currently being used for storage but would also make a great workshop.

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

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

Broadband type:

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

Our Ref: JGA/02052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

Agents' Notes

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