

# Arden Road

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

John German





# Arden Road

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

£289,950



A stunning village home featuring a stylish modernised interior with highlights including an impressive breakfast kitchen, spacious lounge plus conservatory, landscaped garden, 3 bedrooms, contemporary refitted bathroom, drive and detached single garage.

John German 

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.

The property features a stylish modernised interior and begins in an entrance hall having an open aspect into the stunning breakfast kitchen equipped with a smart contemporary range of units with complementary worktops over incorporating a breakfast bar. Integrated appliances include an oven, hob and extractor hood plus a sink and drainer set below a wide front facing window.

A further hall area has stairs to the first floor and access to the refitted guest's cloakroom having a vanity wash hand basin and WC.

Running across the width of the property is the spacious lounge that has wood effect flooring and French doors into a lovely conservatory, perfect to sit and enjoy views over the garden which is currently used as a sitting/dining room.

On the first floor there are three bedrooms, the front facing master has fitted wardrobes across one wall and bedrooms two and three overlook the rear. The superb modernised bathroom has a panel bath with shower and screen over, concealed cistern WC set into a vanity unit with wash basin set on top, towel rail/radiator and modern tiling.

To the rear is a lovely landscaped garden including a paved patio area with shaped lawn beyond in addition to a further seating area beyond the garage, surrounded by mature planted borders.

To the front is off road parking and shared access with the neighbouring property leads to double timber gates opening to the detached garage with an up and over door plus a pedestrian door to the garden.

**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 & garage (shared access)

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

**Sewerage:** Mains      **Heating:** Mains 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 B

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

**Our Ref:** JGA/09102024

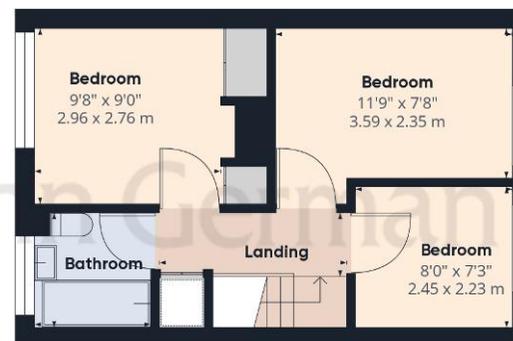
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

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

1008.9 ft<sup>2</sup>

93.73 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

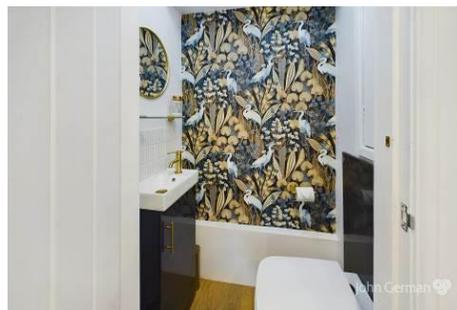
### Referral Fees

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



