

Sutton Crescent

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

John German





John German ©

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£355,000

A stylish and contemporary link detached home on a popular modern development within this ever sought after village, close to its amenities and highly regarded schools.

This link detached family home is situated on a popular modern development, ideally placed for all that Barton has to offer 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.

Set behind a front garden and driveway that leads to a single garage. A front entrance door opens into the hall having a guest's WC leading off. A door opens into the stylish lounge with feature panelling to walls and a window framing views to the front.

Across the rear is a spacious dining kitchen that is well equipped having a modern range of contrasting base and eye level units, complementary worktops with inset sink unit and integrated appliances including an eye level oven, hob, extractor hood, dishwasher and fridge freezer. There is a rear facing window, a useful understairs cupboard and double doors from the dining area open out to the rear garden.

On the first floor, the front facing master is an impressive spacious double sized room with an alcove ideal for wardrobes and its own en suite having a shower cubicle, WC, wash hand basin and part tiled walls.

Bedrooms two and three both overlook the rear garden and share the family bathroom fitted with a modern white suite comprising panel, pedestal wash hand basin, WC and half tiled walls.

The rear gardens enjoy a southerly aspect and are perfect for those seeking low maintenance outdoor space having a paved patio area with artificial lawn beyond with raised planted beds. There is a useful rear entrance door into the garage.

Note: We understand the property is on a private road and is subject to an estate management fee (amount TBC).

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: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 D

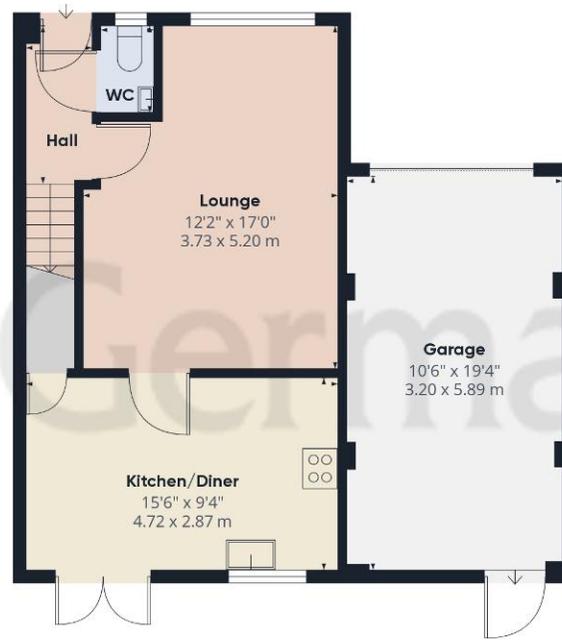
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13012025

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

Approximate total area⁽¹⁾
988.23 ft²
91.81 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.

Calculations are based on RICS IPMS 3C standard.

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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		95 A
81-91	B	83 B	
69-80	C		
55-68	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
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