

Fereron

Kingstanding, Needwood, Burton-on-Trent, DE13 9PE

John
German



Stamp duty incentive subject to T&C's*



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£450,000

Embrace idyllic countryside living with this superb new home set in a bespoke collection of barn conversion style properties featuring an impressive open plan kitchen/diner, light and spacious living room, three good size bedrooms, en suite, a family bathroom, gardens and parking.

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Escape to the country with this beautiful new home set in a bespoke collection of barn conversion style properties in a location steeped history by the former hunting lodge for King George IV. Tucked away in the peaceful Staffordshire countryside, the development enjoys the tranquillity of rural life while remaining conveniently close to the vibrant village of Barton-under-Needwood. Here you'll find a selection of pubs, cafés, independent shops, a doctors' surgery, and excellent community amenities and with St Georges Park close by. The location also provides excellent access to Lichfield, Burton upon Trent, and Uttoxeter, with the A38 nearby for easy commuting.

Step inside to a bright, airy interior ready for its first owner. The property has the luxury of LPG under floor heating to the ground floor and radiators to the first floor. The heart of the home is a stunning open-plan kitchen and dining area, ideal for both family life and entertaining. It features integrated appliances including twin ovens, hob, fridge/freezer, dishwasher and a Belfast sink perfectly positioned beneath a window overlooking the courtyard gardens. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

The separate living room is another light filled room with window views to front and French doors opening out to the rear gardens.

Completing the ground floor is a guest WC and a useful storage cupboard under the stairs.

To the first floor there are three good size bedrooms and a well appointed family bathroom, the master having a luxurious en suite.

Gardens to the rear have shaped lawns, a blocked paved terrace, hedging and gate out to a driveway. To the front there are communal residents courtyard style gardens with a water feature.

The property is accessed via a private, gated road shared exclusively with fellow residents and properties, ensuring privacy and a true sense of community.

//dwell.gravitate.coconuts

Note: We understand there is an Estate Management service charge currently in the region of £350 per annum that covers the communal courtyard garden, electric gates and septic tank that serves the properties within the development. The property is located in a conservation area.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared septic tank, installed in 2016, we would recommend buyers check its suitability.

Heating: LPG oil

(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 TBC

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

Our Ref: JGA/03072025

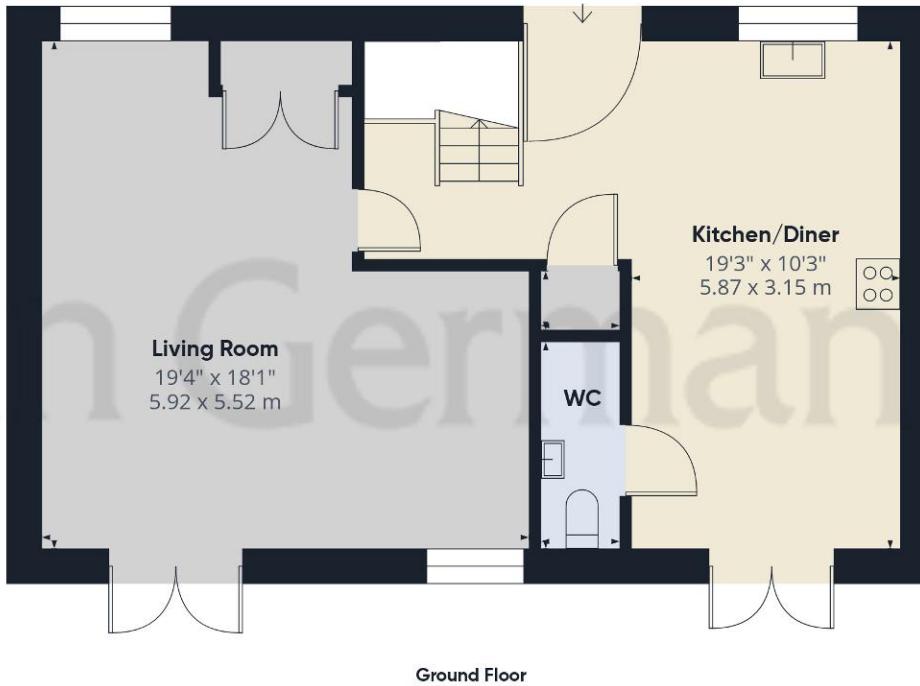


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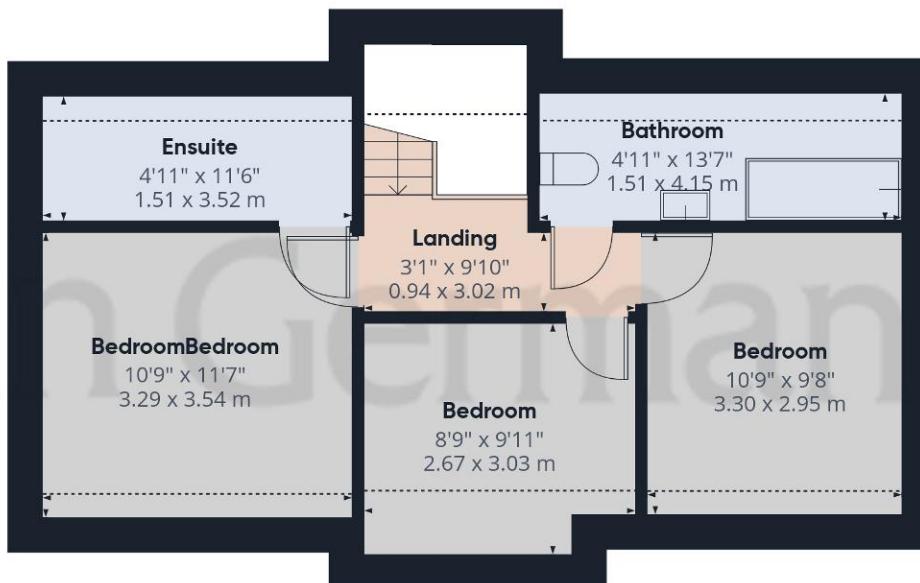




Approximate total area⁽¹⁾

1105 ft²
102.5 m²

Reduced headroom
60 ft²
5.6 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

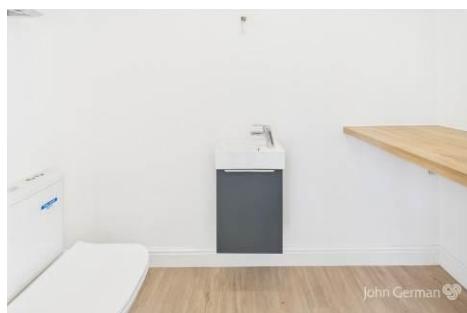
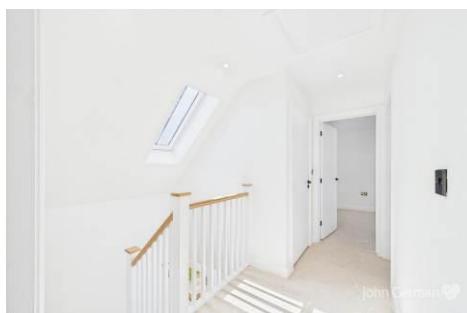
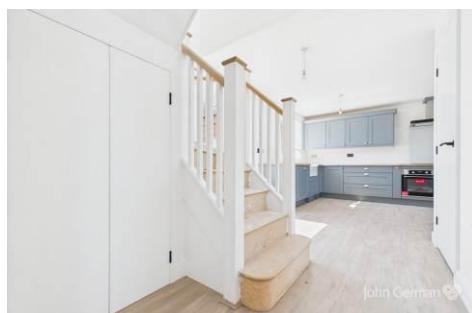
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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

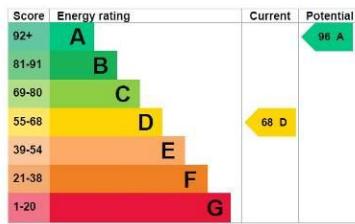
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.



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