

# Meadow Rise

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

John  
German





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£625,000

Situated on the highly desirable Meadow Rise in the heart of Barton-under-Needwood, this impressive, extended five-bedroom detached family home is offered with no upward chain and is presented in truly move-in-ready condition, providing generous, stylish and versatile accommodation throughout.



The ground floor centres around an exceptional kitchen diner, forming part of the property's extension and thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with attractive shaker-style units, complemented by sleek black worktops and an abundance of storage, including deep drawers and a tall pantry cupboard. Integrated appliances include an eye-level double oven, induction hob with extractor fan, and an integrated dishwasher. A substantial central island incorporates a designated seating area, creating a perfect breakfast bar and sociable focal point for the home.

The kitchen diner benefits from underfloor heating, which continues through to the dining area and utility room, and bi-fold doors open directly to the rear garden, flooding the space with natural light and seamlessly connecting indoor and outdoor living. Adjoining the kitchen is a more than spacious utility room, again enhanced by underfloor heating and offering extensive storage, an additional sink and space for appliances - ideal for busy family life.

The ground floor also benefits from a generously sized living room, featuring bi-fold doors to the rear, allowing the entire home to be opened up to the outdoors during warmer months. A separate family room provides excellent versatility, ideal as a snug, playroom or home office, while a ground floor WC completes the accommodation.

To the first floor, the property offers five genuinely well-proportioned bedrooms, all of which are generous in size. Even the smallest bedroom, bedroom five, comfortably accommodates a double bed and benefits from a fitted storage cupboard, demonstrating the thoughtful layout throughout.

The master bedroom enjoys the luxury of a private en-suite shower room, fitted with a large shower cubicle, hand wash basin and WC. The family bathroom is equally impressive, featuring a spacious layout with a large shower cubicle, standalone bath, WC and hand wash basin - ideal for modern family living.

Externally, the property continues to impress with a well-maintained rear garden, comprising an initial low-maintenance composite decked seating area, perfect for outdoor dining and entertaining, leading onto a neatly lawned garden suitable for both children and adults.

The property occupies a superb position on Meadow Rise, just a stone's throw from the village pond, with immediate access to nature walks, scenic trails to the marina, and within short walking distance of all amenities in Barton-under-Needwood. The home is also located within highly regarded school catchments, making it an excellent choice for families.

Overall, this is a beautifully extended, spacious and versatile family home in one of Barton-under-Needwood's most desirable locations. Early viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer.

**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:** 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 E

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

**Our Ref:** JGA/16012026

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

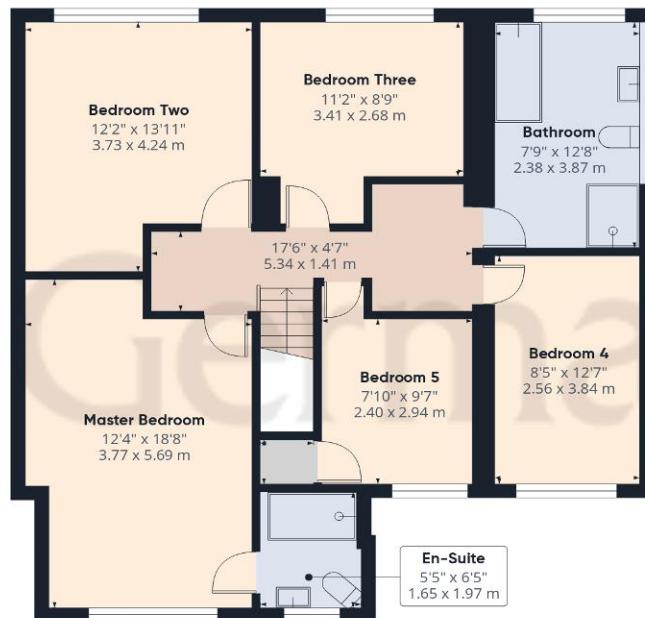
1817 ft<sup>2</sup>

168.8 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>



(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.

GIRAFFE360



Floor 1



#### Agents' Notes

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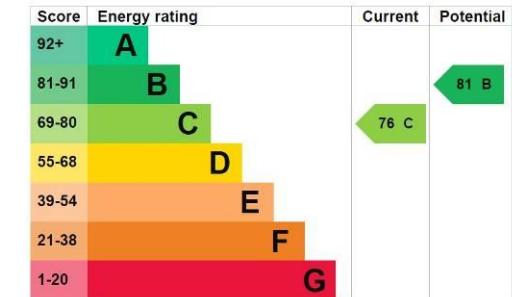
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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#### John German

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