

# Fallowfield Drive

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

John  
German



John German



John German

# Fallowfield Drive

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

£650,000

A stunning home set in a highly regarded location on a lovely established plot that impresses throughout featuring a substantial lounge with log burner, large dining room, refitted kitchen, master bedroom with refitted ensuite, three first floor bedrooms including two amazing doubles, bathroom, double garage and gardens.



John German 

This particularly spacious detached family home is set on an established plot and enjoys a fantastic position on this highly regarded road within the ever popular village of Barton under Needwood.

The property is just a short walk to schools for all ages including John Taylor Academy and the wide range of village amenities including a choice of pubs, wine bars, cafes, shops, doctors, pharmacy, boutique stores plus Barton Marina. The village is well situated for countryside walks and has excellent transport links via the A38 to the cathedral city of Lichfield with its train services, Birmingham, Burton-on-Trent, Derby, Nottingham and beyond.

Perfect for a family, the property sits behind a large front garden with drive and double side gates leading to additional parking and the detached double garage. The rear garden features shaped lawns and a decking area ideal to relax outside when the summer arrives.

The superb ground floor layout begins with a good size hall having a feature staircase setting the spacious tone of this home. Leading off is a guest's cloakroom with a WC, basin and window to front.

The lounge is a substantial room having a log burner adding a cosy feel, with two windows framing views to front. The dining room is another generously sized room which opens out to the rear gardens and adjoins the kitchen giving the potential to knock through, also having a second door returning to the hall.

The kitchen has been upgraded and refitted to include a range of base and eye level units with wooden block work surfaces over, a stainless-steel Belfast style sink, integrated dishwasher, plus space for a range style cooker and further appliances. The room has dual-aspect windows to the front and side, a tall radiator, tiled flooring and door to the front.

There is a lovely ground floor master bedroom with garden views and fitted wardrobes adding stylish storage. It also has its own private en suite which has been superbly refitted with both a bath and separate shower together with a wash basin set in a vanity unit alongside a tall towel rail/radiator.

The landing has a skylight enhancing the space and providing natural light. There are three bedrooms to choose from on this floor, two of which are amazing doubles, perfect for large families/teenagers with plenty space to relax/study or gaming. Bedroom four has a large storage alcove and spotlights and is currently used as a home office with views to front.

All three of the bedrooms share a well appointed family bathroom.

**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 and double 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/>

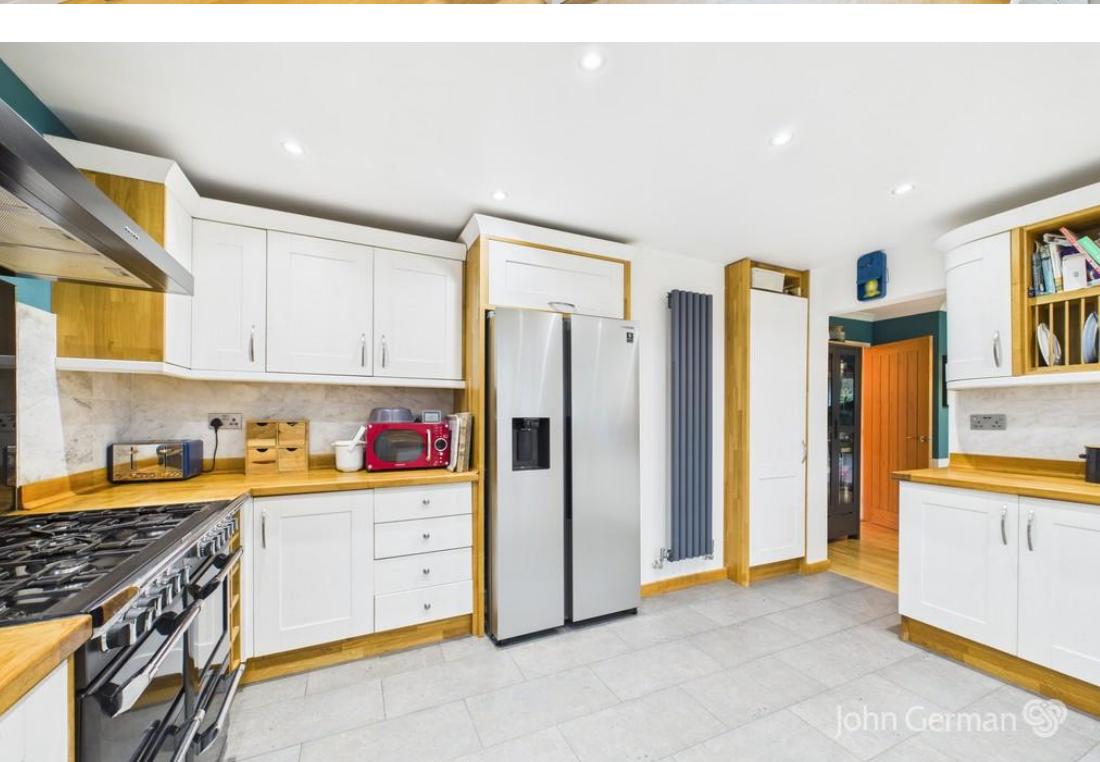
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

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

**Our Ref:** JGA/30012026

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 1<sup>st</sup> 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.

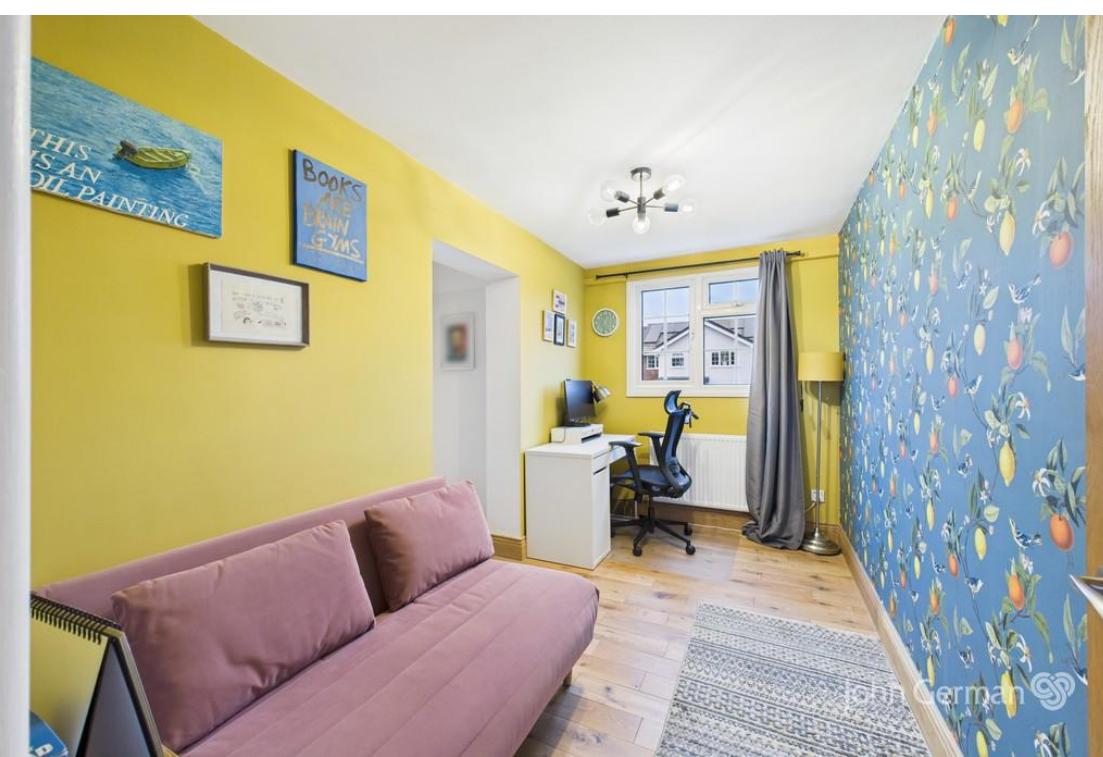


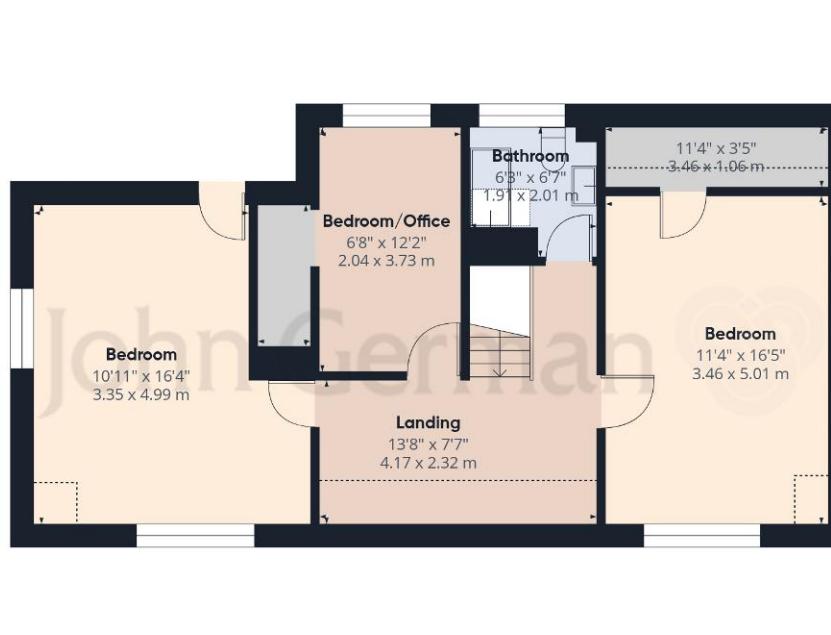
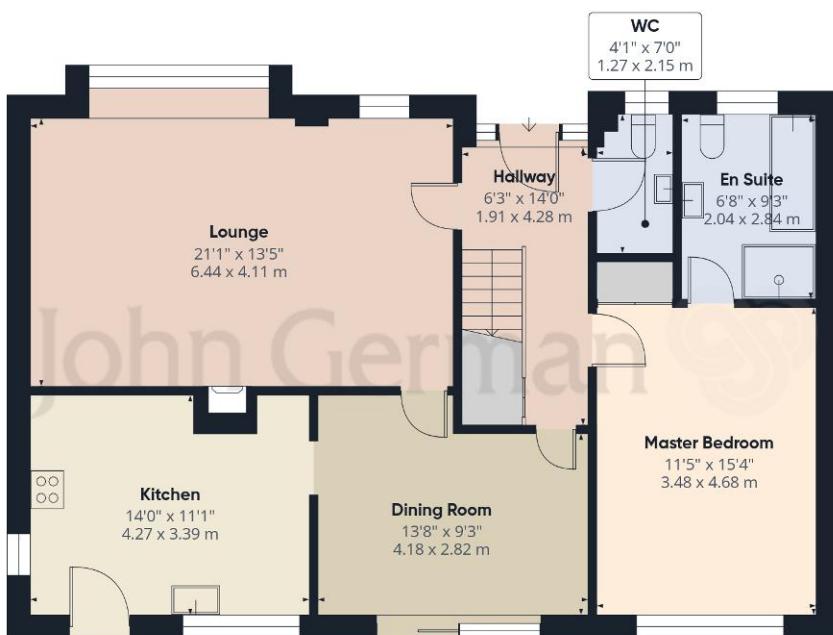


John German









John German 

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

1922 ft<sup>2</sup>

178.7 m<sup>2</sup>

Reduced headroom

63 ft<sup>2</sup>

5.8 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



#### 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.

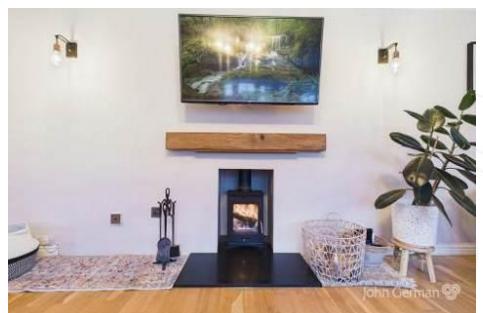
#### Referral Fees

**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.

AWAITING EPC MEDIA



John German

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

01283 716806

[barton@johngerman.co.uk](mailto:barton@johngerman.co.uk)

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



rightmove OnTheMarket

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent

