

# Arden Road

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



This beautifully presented and recently renovated three-bedroom semi-detached home is ideally situated on the ever-popular Arden Road in the sought-after village of Barton-under-Needwood, offering stylish, neutral interiors throughout and a true move-in ready finish. The property is also offered to the market with no upward chain, making it an ideal choice for buyers looking for a smooth and straightforward purchase.

Asking Price Of £260,000



John German

Set back from the road, the property benefits from a well-maintained front lawn alongside a generous driveway to the side, providing off-road parking for multiple vehicles and leading to a detached garage. The front garden offers an attractive green space but also presents excellent potential to be converted into additional parking if desired.

Upon entering, you are welcomed via a useful entrance porch, creating a practical buffer before stepping into the main living accommodation. The living room is positioned at the front of the property and has been tastefully redecorated, featuring new flooring and a contemporary finish. A large front-facing window floods the space with natural light, while the open staircase enhances the sense of space and flow.

To the rear, the property opens into a spacious kitchen diner, forming the heart of the home. The kitchen itself is brand new and thoughtfully designed with a range of modern wall and base units, an induction hob with extractor over, integrated oven, sink, and ample workspace. There is provision for a washing machine and plenty of power points for additional appliances. The dining area comfortably accommodates a family dining table and also offers space for a fridge freezer, making it ideal for both everyday living and entertaining. Two useful storage cupboards are accessed from the kitchen diner, perfect for pantry items and household essentials. A rear door provides direct access to the garden.

To the first floor, the property offers three well-proportioned bedrooms and a family wet room. The principal bedroom is generously sized, easily accommodating a double bed along with additional furnishings. The second bedroom, whilst slightly smaller, also fits a double bed, while the third bedroom is ideal as a single room, nursery, or home office. The wet room, although not recently updated, is clean, neutral, and functional, comprising a shower, WC, and wash hand basin.

The home has undergone significant improvement, most notably the installation of a modern and energy-efficient heat pump system, providing an excellent long-term benefit for the new owner.

Externally, the rear garden features an initial patio area, perfect for outdoor seating, with the remainder laid to lawn-offering a pleasant and low-maintenance outdoor space.

Barton-under-Needwood is a highly regarded village, known for its strong community feel and excellent range of local amenities. The village centre offers a variety of shops, cafés, pubs, and everyday conveniences, as well as well-regarded schools for all ages. There are also plenty of nearby walks and green spaces, including the beautiful National Forest area, making it ideal for families and those who enjoy the outdoors. The location also provides convenient access to nearby towns such as Burton upon Trent, Lichfield, and major transport links including the A38, making it well suited for commuters.

**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:** Mains

**Heating:** Air Source Heat Pump

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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:** JGA18032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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

#### Agents' Notes

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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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