

Fallowfield Drive

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

John German





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£549,950

Enjoying a fabulous position within the village and offering impressive and spacious accommodation throughout is this detached home, having highlights including an entrance hall, large lounge with open fire, separate dining room, smart refitted kitchen, spacious master bedroom with en-suite, three further bedrooms including two substantial doubles, refitted family bathroom, driveway, garage, and gardens, as well as being with the John Taylor catchment.



John German are delighted to offer for sale this particularly spacious, detached, family home enjoying a fantastic position within the village on an established plot with the benefit of being within the John Taylor catchment.

Barton Under Needwood offers a wide range of facilities and amenities including public houses, Barton Arena, Post Office, Doctors', and a Pharmacy, combined with excellent transport links to the nearby centres of the Cathedral City of Lichfield, Burton-on-Trent, Birmingham, Derby and beyond.

Set behind an established front garden with good sized lawns, driveway and a canopy porch which gives access to the front entrance door which opens into the reception hall, having a feature staircase, useful under stairs storage cupboard and doors leading off.

The living room impresses with plenty of space and an open fire, providing the focal point and two windows which frame the views across the close to the front. The dining room has wide patio doors opening out to the rear gardens.

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, and space for a range style cooker and further appliances. The room is of dual-aspect with a tall radiator, tiled flooring and a door and window to the front, as well as the side.

The master bedroom is situated on the ground floor, being a generously sized double with wooden flooring, a window to the rear, and an en-suite shower room with a suite comprising of a large shower enclosure, twin wash hand basins, close coupled WC and chrome towel rail / radiator and tiled flooring.

Completing the ground floor accommodation is a refitted guest WC, having a close coupled WC, wash hand basin, mirror and towel rail / radiator.

To the first floor, there is a very good sized landing with useful study / workspace area with skylight, wooden flooring and doors leading off to three further bedrooms. Two of which are impressive and spacious doubles, both benefitting from valuable Eave's storage and with windows framing views across the rear garden. Bedroom four is a good sized single bedroom, again with wooden flooring and a generously sized walk-in wardrobe and window to the front.

The family bathroom has been refitted with a modern white suite comprising of a panelled bath with shower over and shower screen, close coupled WC and pedestal wash hand basin.

To the rear, the gardens feature shaped lawns, a paved terrace and decking, ideal for outside dining. There is also a useful side storage area and double gates lead through to the detached garage, having a wide up and over front entrance door. The garage is currently being utilised as a gym but also has the potential for various other uses.

Viewing is highly recommended to appreciate the plot, position and accommodation on offer.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

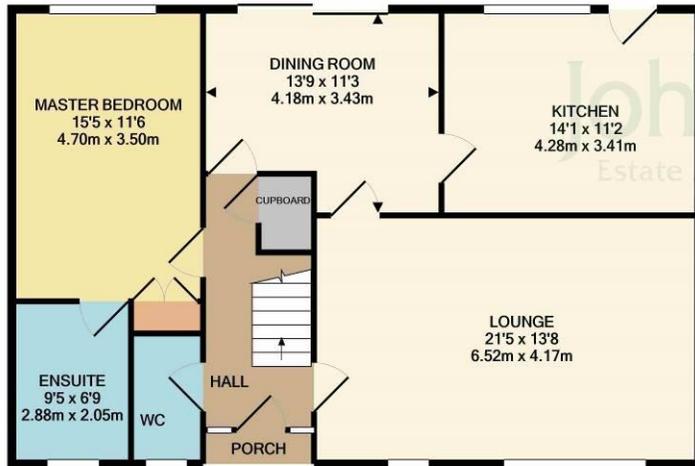
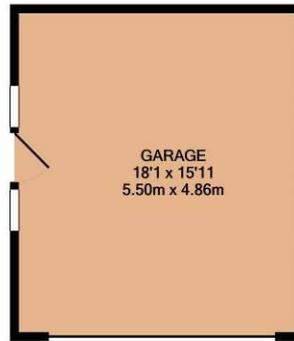
Useful Websites: www.environment-agency.co.uk, <https://eaststaffsb.gov.uk/planning>

Our Ref: JGA/180121

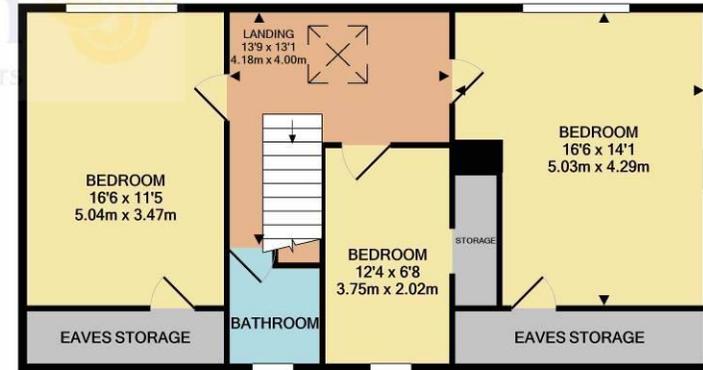
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
81-91	B		
69-80	C	69 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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