ABODE
SALES & LETTINGS

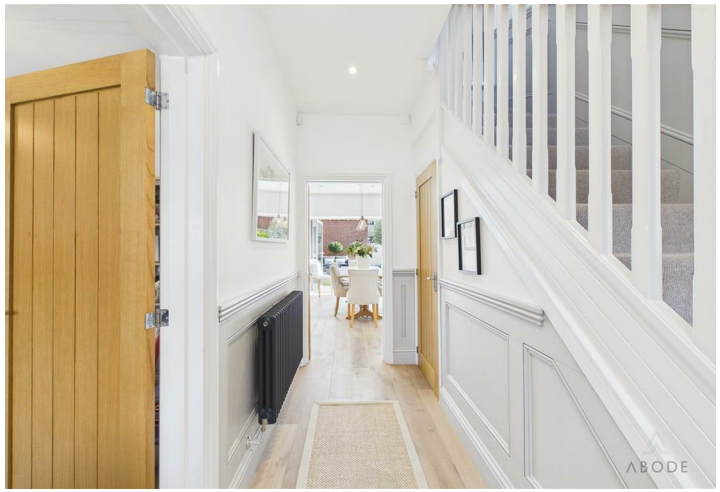
Efflinch Lane, Barton Under Needwood, DEI3 8EX

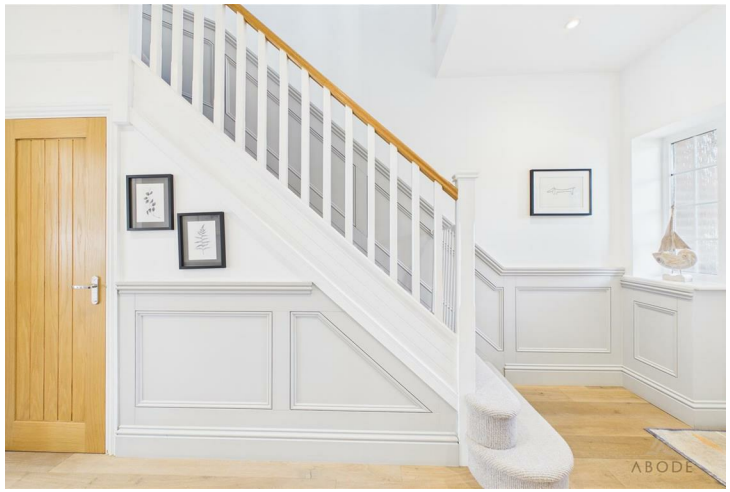
Asking Price £850,000



https://www.abodemidlands.co.uk







Set behind an impressive frontage and broad block-paved driveway, this beautifully presented four-bedroom detached home offers the space and finish expected of a substantial family property. The standout kitchen diner opens directly onto a landscaped rear garden, while a separate living room and adjoining snug provide flexibility for both entertaining and everyday life. Two en suite bedrooms, a double garage and the sought-after John Taylor High School catchment add to its appeal.

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Accommodation

Ground floor

The entrance hall makes an immediate impression, with decorative wall panelling, high quality flooring and an elegant staircase. From here, doors lead into a generous living room, where a front bay window brings light into a space large enough for the whole family to gather.

To the rear, the kitchen diner is the centrepiece of the house. Extending to approximately 22'll", it combines a beautifully fitted kitchen with a central island, integrated appliances and ample room for a full dining table. Wide bi-folding doors open the space onto the terrace and garden, creating an easy connection between indoor and outdoor living. Alongside it, the snug provides a more relaxed sitting area, equally suited to a quiet afternoon or a room full of guests. A separate utility room and ground-floor WC complete the layout.

First floor

The sense of space continues upstairs. The principal bedroom has fitted wardrobes and a generous en suite with a bath, separate shower and twin basins. Bedroom two also enjoys its own en suite shower room, making it particularly comfortable for guests or older children. Two further bedrooms can serve as bedrooms, a nursery or a home office, while a four-piece family bathroom serves the rest of the floor.

Outside

The block-paved driveway provides substantial off-road parking and leads to the double garage. To the rear, the enclosed garden has been arranged as an extension of the living space, with a lawn, planted borders and more than one place to sit and enjoy it. The paved terrace outside the kitchen is ideal for outdoor dining, while the additional seating area gives the garden a distinct space for relaxing or entertaining.

Location

Barton-under-Needwood offers the character and convenience of a well-served village, with shops, cafés, places to eat, a health centre and community facilities close at hand. Nearby Barton Marina adds waterside walks and independent businesses. The A38 provides a convenient route towards Burton upon Trent and Lichfield.

The property is within the catchment for John Taylor High School, one of the village's most valued draws for families.






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AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.














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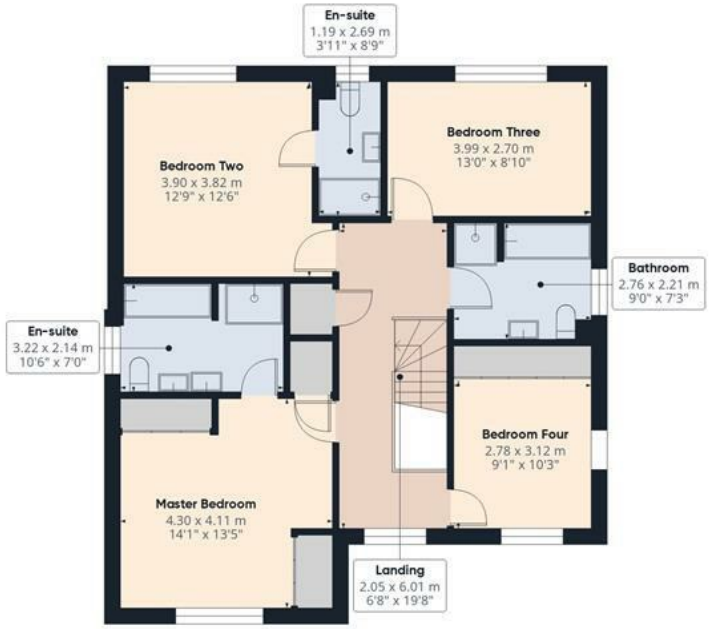








Floor 0



Floor 1



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Approximate total area(1)

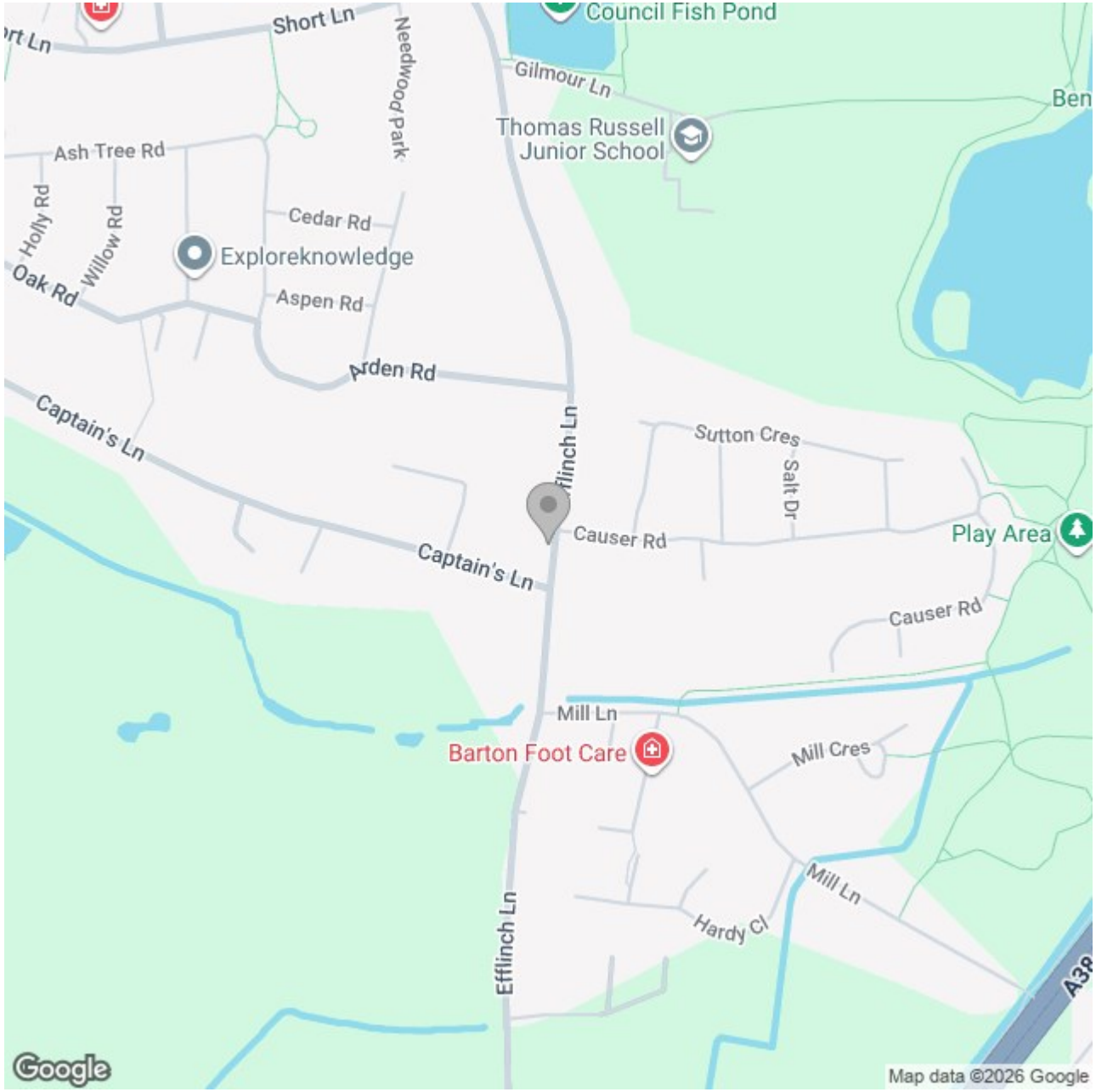
196.1 m²

2113 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.