



40 Causer Road, Barton under Needwood, DE13 8FB



A beautifully presented executive detached family home set in the sought after village of Barton under Needwood, benefitting from spacious and versatile interiors, five good sized bedrooms and a south facing garden plot. Offering generous accommodation to suit a growing family, this immaculate detached village home showcases beautifully presented interiors set over two floors featuring impressive tall ceilings, modern bathrooms and a quality kitchen with comprehensive AEG integral appliances. The accommodation comprises briefly reception hall, spacious lounge, open plan dining kitchen with family room, study/playroom, utility and cloakroom to the ground floor, with five bedrooms (four doubles) to the first floor

serviced by two en suites and a family bathroom. Outside, the property is set on a block paved private courtyard off Causer Road servicing just two properties. To the front is parking for four vehicles and a double garage, and the good sized rear garden enjoys a sunny south facing aspect. The property also retains around 5 years of the NHBC warranty and is serviced by mains gas central heating and full double glazing.

The charming village of Barton under Needwood, a popular choice for both families and couples, offers a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practise, and a stunning Tudor church.

Holland Sports club is a few minutes' walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.

- Executive Detached Home
- Versatile Family Accommodation
- Superb Home Office Potential
- Offered with No Upward Chain
- 2098ft²/195m²
- Open Plan Dining Kitchen with Family Room
- Two Spacious Reception Rooms
- Impressive Reception Hall
- Five Bedrooms (Four Doubles)
- Two En Suites & Family Bathroom
- Double Garage & Ample Parking
- South Facing Gardens
- 5 Years NHBC Warranty
- Popular Modern Development in Sought After Village
- 'Outstanding' School Catchment



Reception Hall 4.08 x 2.27m (approx. 13'4 x 7'5)

An impressive welcome to this family home, having staircase rising to the first floor, Porcelanosa tiled flooring, fitted storage and doors opening into:

Lounge 5.92 x 4.02m (approx. 19'5 x 13'2)

A spacious reception room having bay window to the front aspect

Study 3.57 x 3.7m (approx. 12'1 x 11'8)

This versatile space is ideal as a home office, playroom or formal dining room, having a bay window to the front aspect

Open Plan Dining & Living Kitchen 10.34 x 4.32m (approx. 33'11 x 14'2)

Extending across the rear of the property, this beautifully presented room comprises a comprehensively fitted kitchen, dining area and family room. The **Kitchen** is fitted with a range of cream wall and base units housing an inset one and a half sink with side drainer and integral AEG appliances including dishwasher, fridge, freezer, double oven, microwave and wine cooler. The island unit provides further workspace and storage, there is a window to the front and the kitchen has Porcelanosa tiled flooring which extends into the **Dining Area** and **Family Room**, where bifold doors open out to the rear gardens

Utility 2.1 x 1.9m (approx. 6'10 x 6'2)

Comprising base units housing an inset sink and spaces for washing machine and tumble dryer, with Porcelanosa tiled flooring, a door out to the side aspect and a door into:

Cloakroom

Comprising pedestal wash basin and WC, with half tiling to walls



Stairs rise to the first floor **Galleried Landing**, having a window to the front, loft access point and a door into the **Airing Cupboard** housing the pressurised water cylinder. Doors lead into:

Master Bedroom 4.08 x 3.6m (approx. 13'4 x 11'9)
A spacious principal bedroom having window to the front and a range of mirror fronted fitted wardrobes. With private use of:

En Suite Bathroom 2.95 x 2.19m (approx. 9'8 x 7'2)
Fitted with a contemporary suite having twin fitted wash basins, WC, bathtub and double shower, with tiled flooring, half tiling to walls, an obscured window to the side and chrome heated towel rail

Bedroom Two 3.85 x 2.94m (approx. 12'7 x 9'7)
Another double room having window to the front, twin double fitted wardrobes and a door into:

En Suite 3.0 x 1.18m (approx. 9'10 x 3'10)
Comprising wash basin, WC and double shower, with half tiling to walls, tiled flooring, an obscured window to the side and a chrome heated towel rail

Bedroom Three 4.03 x 3.25m (approx. 13'2 x 10'7)
Another double room having window to the rear aspect

Bedroom Four 4.06 x 2.5m (approx. 13'3 x 8'2)
A fourth double bedroom with window to the rear

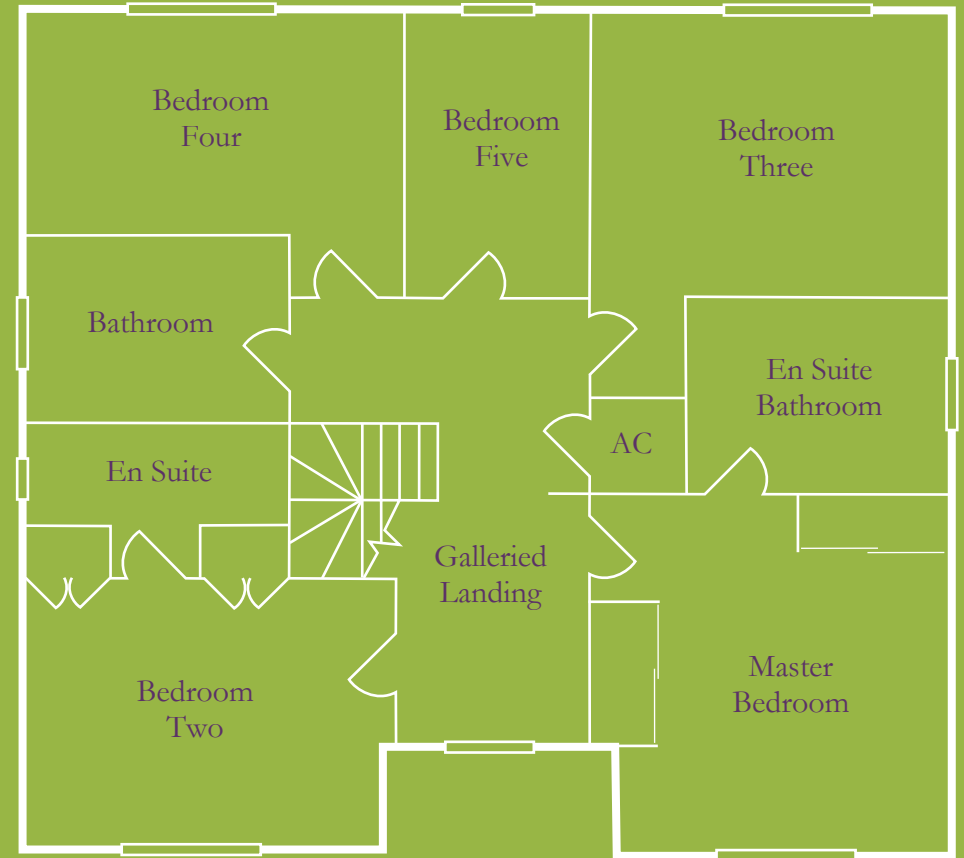
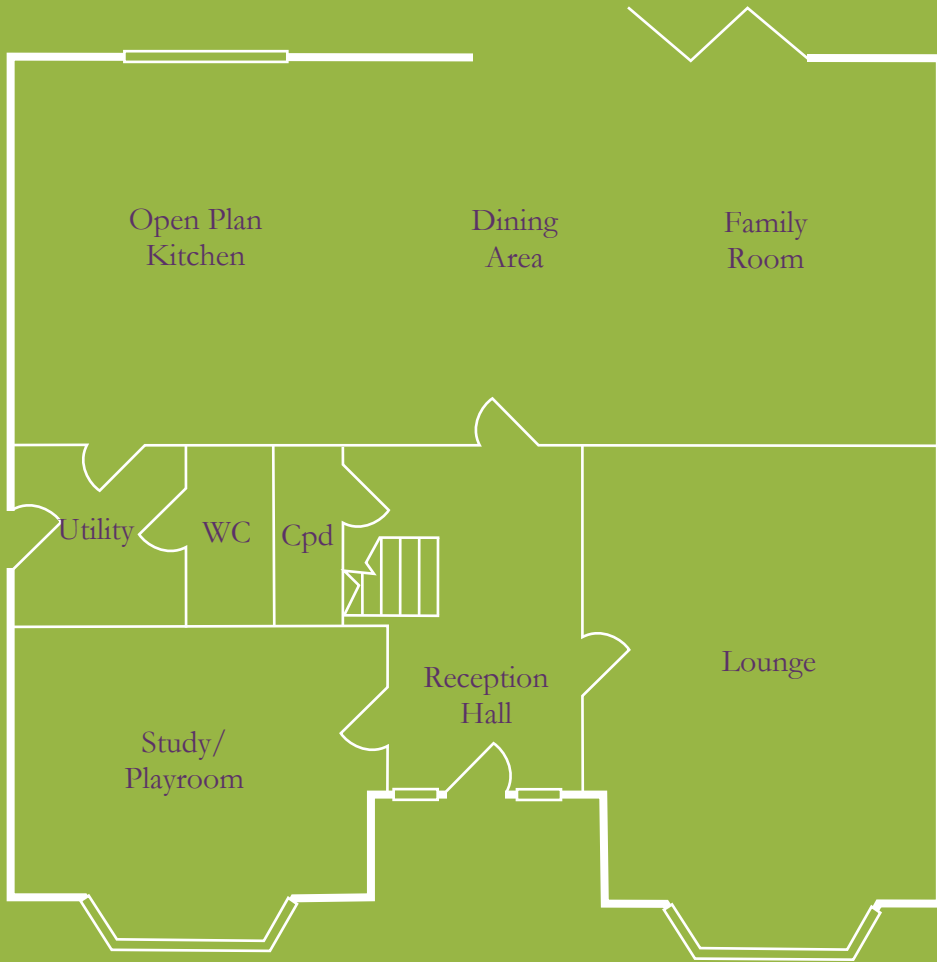
Bedroom Five 3.16 x 2.04m (approx. 10'4 x 6'8)
An ideal single bedroom, study or library, with a window to the rear

Bathroom 3.02 x 2.17m (approx. 9'10 x 7'1)
Fitted with a modern suite having fitted wash basin, WC, bathtub and separate shower, with tiled flooring, half tiling to walls, an obscured window to the side and a chrome heated towel rail









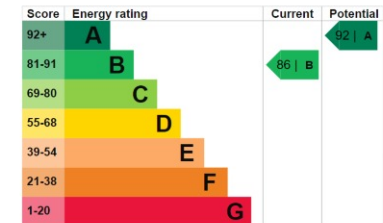


Outside

A block paved courtyard leads off Causer Road, giving access to this property and one other. To the side aspect there is access into the **Double Garage** and to a large driveway with parking for four vehicles, and there are lawned gardens and neatly maintained borders to the front aspect. A paved path leads to the front door

South Facing Gardens

Set to the rear is a wide garden laid to a paved terrace, lawns and a border stocked with a variety of shrubs, flowers and trees. There is an area to the rear of the garage which is ideal for landscaping into a terrace or outdoor kitchen area, and there is an outside water point and gated access leading to the front aspect



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.