



61 Causer Road, Barton under Needwood, DE13 8FD





Set on a desirable modern development in Barton under Needwood is this beautifully presented detached family home, benefitting from spacious living accommodation and an ideal work-from-home space, four bedrooms and south facing landscaped gardens. Benefitting from a further 5+ years on the NHBC warranty, this immaculate family home is set towards the end of Causer Road along a quiet cul de sac and features a self-contained studio which has been created to provide a private home office. The interiors comprise briefly reception hall, lounge, open plan living and dining kitchen, utility and cloakroom to the ground floor, with four bedrooms (three doubles) to the first floor serviced by two en suites and a family bathroom. To the rear are beautifully landscaped gardens, and there is parking to the front as well as a useful garage store. The property is also 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 alike, offers an array of amenities including coffee shops, gift shops, a post office, newsagent, local store, GP surgery, dental practice, library and a stunning Tudor church. Holland Sports club is a short walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more.

The village is well served by the state schools Thomas Russell and John Taylor Specialist Science 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, M6 Toll and M42 are within easy reach and the village is ideally placed for travel to the international airports of East Midlands, Birmingham and Manchester.

- Detached Family Home
- Desirable Modern Development
- Spacious Lounge
- Open Plan Living & Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Self Contained Home Office
- Reception Hall, Utility & Cloakroom
- Two En Suites & Family Bathroom
- Landscaped South Facing Garden
- Parking & Garage Store
- 5+ Years NHBC
- 'Outstanding' School Catchment
- Walking Distance to Village Centre
- Ideal for Commuter Routes & Rail Travel

#### Reception Hall

The front door opens into this spacious hallway, having tiled flooring, stairs rising to the first floor with storage beneath and doors opening into:

#### Lounge 6.24 x 3.46m (approx. 20'5 x 11'4)

A generously proportioned reception room having bay window to the front and aspect fitted remote controlled electric fire

#### Open Plan Dining & Living Kitchen 8.36 x 3.97m (approx. 27'5 x 13'0)

This open plan family space extends across the rear of the property and is formed by a comprehensively fitted kitchen, dining area and family room. The Kitchen comprises a range of contrasting wall and base units with complementary worktops over, housing an upgraded ceramic sink with side drainer and a range of integral appliances including dishwasher, fridge freezer, oven and gas hob. There is a window to the rear and tiled flooring extends into the Dining Area and Family Room where double doors open out to the rear gardens

#### Utility

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

#### Cloakroom

Having fitted wash basin and WC, with tiled flooring







Stairs rise to the first floor **Landing** where doors open to the **Airing Cupboard** and:

**Master Bedroom** 5.28 x 3.78m (approx. 17'3 x 12'4)

A spacious principal bedroom having a range of fitted wardrobes, bay window to the front aspect and a door into:

**En Suite** 1.97 x 1.95m (approx. 6'5 x 6'4)

Fitted with a white suite having fitted wash basin,

WC and double shower, with tiled flooring, tiled walls, chrome heated towel rail and a window to the front

**Bedroom Two** 4.45 x 3.12m (approx. 14'7 x 10'2)

Another double room having window to the rear and a door into:

**En Suite** 1.93 x 1.26m (approx. 6'4 x 4'1)

Comprising fitted wash basin, WC and double



shower, with tiled flooring, tiled walls, a heated towel rail and a window to the rear

**Bedroom Three** 3.78 x 2.97m (approx. 12'4 x 9'9)

A third double room having window to the rear

**Bedroom Four** 2.93 x 2.72m (approx. 9'7 x 8'11)

With a window to the front aspect

**Bathroom** 1.98 x 1.69m (approx. 6'5 x 5'6)

Comprising wash basin, WC and bathtub, with tiled flooring, tiled splash backs, chrome heated towel rail and a window to the side







### Outside

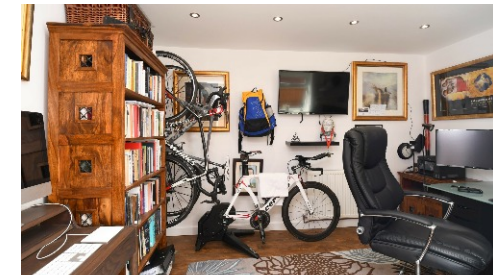
The property is set to the end of the cul de sac and features parking to the front aspect with access via an up and over door to a useful **Garage Store**. There are gardens providing potential to extend the driveway if desired and gated access leads to the rear garden

### Landscaped Gardens

Set to the rear are beautifully tended south facing gardens, enjoying a sunny aspect and being laid to a sandstone paved terrace, shaped lawns and neatly stocked borders. There is exterior lighting and a water point and the summer house is included in the sale

**Please Note:** The property has permission from the developer for an extension (STPP)

Score	Energy rating	Current	Potential
92+	A		83   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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.