



34 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 immaculate interiors, five good sized bedrooms and landscaped south facing gardens. Enjoying a number of upgrades to include a feature fireplace to the lounge, a contemporary oak and glass staircase and quartz worktops and integral appliances to the kitchen, this immaculate detached home is an ideal purchase for anyone looking to acquire a family residence in this popular village. The accommodation comprises briefly reception hall, spacious lounge, open plan kitchen with dining and family rooms, 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 there is parking for three vehicles to a tarmac driveway and a double garage to the front, with beautifully landscaped gardens laid to the rear enjoying a sunny southerly aspect. This executive family home retains 5 years of the NHBC warranty and is serviced by mains gas central heating and full double glazing.

Causer Road lies off the prestigious Efflinch Lane on a highly desirable modern development just minutes walk from the heart

of Barton under Needwood. Centred around the character high street are coffee shops, traditional pubs, gift shops, a post office, newsagents, local store, GP surgery, dental practice, library and a stunning Tudor church. The village is well served by schools having both the Thomas Russell infants and primary schools which feed into the highly regarded John Taylor Specialist Science School, all of which maintain an excellent reputation. The village is ideally placed for travel on the A38 and A50, rail stations in Lichfield provide direct links to Birmingham and London and the International airports of Birmingham and East Midlands are both within an easy drive.

- Executive Detached Family Home
- Sought After Village Location
- Contemporary & High Spec Interiors
- Spacious Lounge
- Open Plan Kitchen with Dining & Family Rooms
- Utility, Cloakroom & Reception Hall
- Four Double Bedrooms
- Two En Suites & Bathroom
- Bedroom Five/Study
- Double Garage & Ample Parking
- South Facing Landscaped Garden
- 'Outstanding' School Catchment
- Ideal for Commuter Routes & Rail Travel
- 5 Years NHBC Warranty



### Reception Hall

An attractive welcome to this impressive family home, having contemporary oak and glass staircase rising to the first floor with storage beneath, tiled flooring, a door into the kitchen and a door into:

### Lounge 6.10 x 4.11m (approx 20'0 x 13'5)

A spacious reception room having bay window to the front aspect and a contemporary electric remote controlled fire which was installed by the vendors

### Dining Kitchen 9.96 x 4.08m (approx 22'9 x 13'4)

A stunning open plan space formed by a generous dining area with bifold doors out to the rear gardens and a quality kitchen. The upgraded kitchen is fitted with a range of contrasting wall and base units having quartz worktops over, housing an inset sink with side drainer and upgraded mixer tap, integral AEG appliances including dishwasher, fridge freezer, double oven, microwave and wide fridge. A central island topped with quartz houses an integral induction hob and extractor hood as well as further storage and a breakfast bar to one side. The kitchen has a window to the rear and both the bifold doors and the window feature fitted electric blinds. Tiled flooring extends into the **Family Room**, having a window to the rear with fitted electric blind

### Utility Room 2.49 x 1.74m (approx 8'2 x 5'8) – max

Fitted with base units having quartz worktops over and an inset sink with side drainer housing space for an appliances and an integral washing machine. A door opens to the exterior, there is a fitted cloaks cupboard and a further doors leads to:

### Cloakroom

Fitted with pedestal wash basin and low level WC, with an obscured window to the rear, tiled flooring and tiled splash backs





### **Landing**

Stairs rise to this spacious part galleried landing, having a window to the front, a fitted airing cupboard housing the water cylinder and access via a drop down ladder to the boarded loftspace. Doors opening to:

### **Master Suite** 4.28 x 4.61 (approx 15'1 x 14'0)

A stunning principal bedroom suite having two double fitted wardrobes, a window to the front aspect and private use of:

### **En Suite Bathroom** 3.04 x 2.15m (approx 9'11 x 7'0)

Fitted with a modern suite having twin wash basins, low level WC, double shower cubicle and bathtub, with tiled flooring, tiling to splash backs, a chrome heated towel rail and an obscured window to the side

### **Bedroom Two** 5.54 x 2.96m (approx 18'2 x 9'8)

Another spacious bedroom suite having windows to the front and a door into:

### **En Suite** 2.64 x 1.18m (approx 8'7 x 3'7)

Fitted with pedestal wash basin, low level WC and a double shower, with tiled walls, tiled flooring and a chrome heated towel rail

### **Bedroom Three** 4.95 x 2.98m (approx 16'2 x 9'9)

Having a window to the rear aspect

### **Bedroom Four** 4.36 x 2.82m (approx 14'3 x 9'3)

Another generous double room having a window to the rear

### **Bedroom Five/Study** 2.82 x 2.4m (approx 9'2 x 7'10)

With a window to the rear

### **Bathroom** 2.57 x 2.31m (approx 7'6 x 8'5)

Fitted with a modern suite having pedestal wash basin, low level WC, shower cubicle and bathtub, with tiled flooring, tiling to splash backs, a chrome heated towel rail and an obscured window to the side









**Outside**

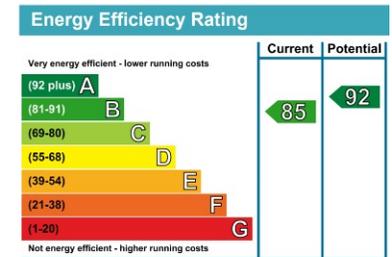
The property is set back from Causer Road beyond a generous driveway providing off street parking for a minimum of three vehicles. There are lawned gardens to one side and a gable porch opens to the front door

**Double Garage** 5.36 x 5.33m (approx 17'6 x 17'5)

Currently utilised as a home gym, having power, lighting, a courtesy door to the side and twin manual entrance doors

**South Facing Gardens**

Recently landscaped gardens lie to the rear aspect, being immaculately tended and enjoying much privacy. A paved patio edged with slate chipped borders provides ample space for outdoor seating and well tended lawns and fully enclosed to all sides. to the right is a gravelled area housing a garden shed and a discreet bin store and there is gated access to the side opening out 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.