



3 Causer Road, Barton under Needwood, DE13 8FD



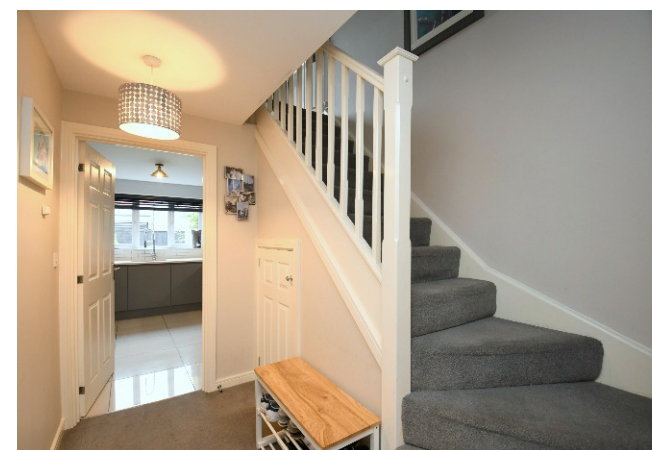
Offering beautifully presented and extended interiors is this modern detached family home, benefiting from contemporary open plan living, four good sized bedrooms and outside space including parking for three and a single garage. Being one of just three plot styles on this popular development, this beautifully presented home offers generously proportioned interiors living accommodation which has been upgraded to include a refitted kitchen and extension to add a versatile family room. The interiors comprise briefly reception hall, spacious lounge, open plan dining kitchen with family room, cloakroom and

utility space, with four bedrooms to the first floor serviced by a luxurious family bathroom and master en suite. Outside, well tended gardens enjoy a good degree of privacy and there is off road parking for three vehicles plus a single garage.

The property benefits from a desirable address on this modern development in Barton under Needwood, being within a healthy walk of the superb array of amenities this handsome village has to offer. Centred around the character high street are a coffee shop, gift shop, a post office, pubs, a Co-op, a pharmacy, GP surgery, dental

practice, and a stunning Tudor church, with Holland Sports club offering 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 Infants and Primary and John Taylor Specialist Science School. Independent schools within easy reach in Repton, Denstone College and Lichfield Cathedral. For local leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges Park, both of which offer a members only gym, and there are a number of

golf clubs in the surrounding area. 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 can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.





- Executive Detached Family Home
- Extended & Remodelled Interiors
- Desirable Village Setting
- Reception Hall & Spacious Lounge
- Open Plan Dining Kitchen
- Extended Family Room
- Utility Cupboard & Cloakroom
- Four Bedrooms
- Master En Suite & Family Bathroom
- Single Garage & Parking for Three
- Secluded Rear Garden
- Walking Distance to Village Centre
- Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

#### Reception Hall

A spacious welcome to this superb family home, having stairs rising to the first floor with storage beneath, tiled flooring and a door into a useful **Utility Cupboard**, housing ample storage space and provisions for both a washing machine and tumble dryer. Further doors open from the hallway into:

**Lounge** 6.0 x 3.7m (approx. 19'8 x 12'1)

A generously proportioned reception room having a bay window to the front

**Open Plan Dining Kitchen** 6.1 x 3.5m (approx. 20'0 x 11'6)

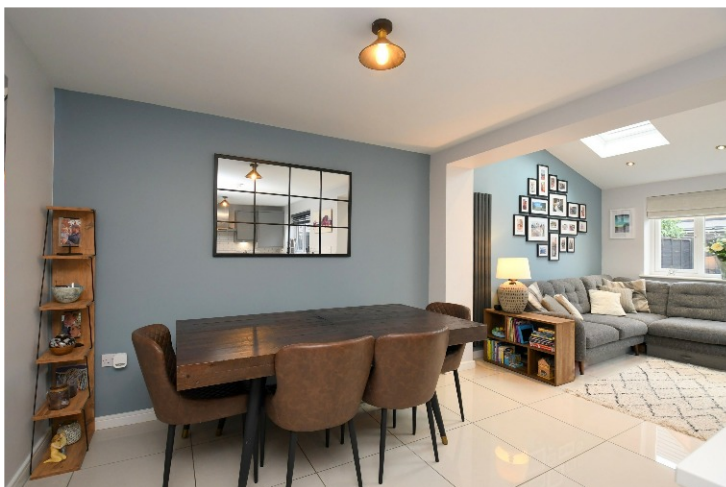
This contemporary open plan space which has been extended and remodelled to suit modern day family living. The **Kitchen** comprises a range of refitted wall and base units with quartz work surfaces over, housing an inset sink and integrated appliances including dishwasher, double oven, induction hob with Hob2Hood® extractor above, wine fridge and fridge freezer. A window faces the rear and tiled flooring extends into the **Dining Area**, which in turn opens into:

**Family Room** 3.53 x 3.33m (approx. 11'7 x 10'11)

A superb addition made by the existing vendors, having a window to the rear, double doors opening out to the side and tiled flooring. Impressive vaulted ceilings feature skylights

#### Cloakroom

Fitted with pedestal wash basin, WC, a window to the front and tiled flooring





Stairs rise to the first floor **Landing**, where there is a window to the side and a door opens into the **Airing Cupboard** which houses the hot water cylinder. Further doors lead into:

**Master Bedroom** 3.9 x 3.44m (approx. 12'9 x 11'3)  
With a window to the front, fitted wardrobes housing ample storage space and private use of:

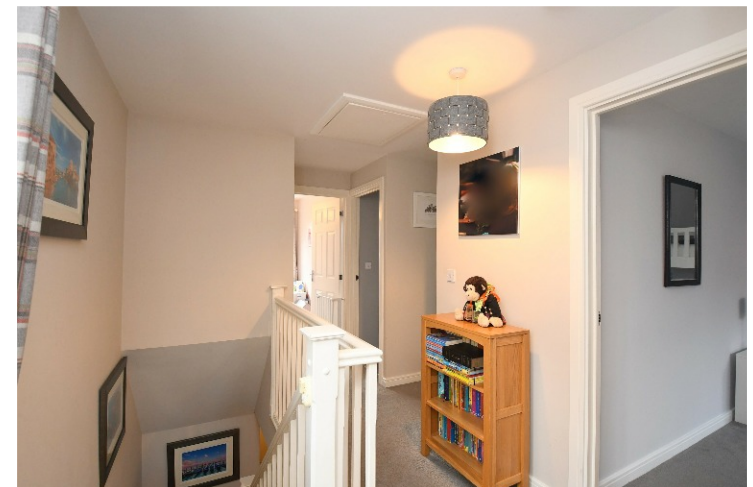
**En Suite**  
Comprising a white suite having pedestal wash basin, WC and shower, with tiled flooring, half tiling to splash backs and a heated towel rail

**Bedroom Two** 3.85 x 3.43m (approx. 12'7 x 11'3)  
With a window overlooking the rear garden

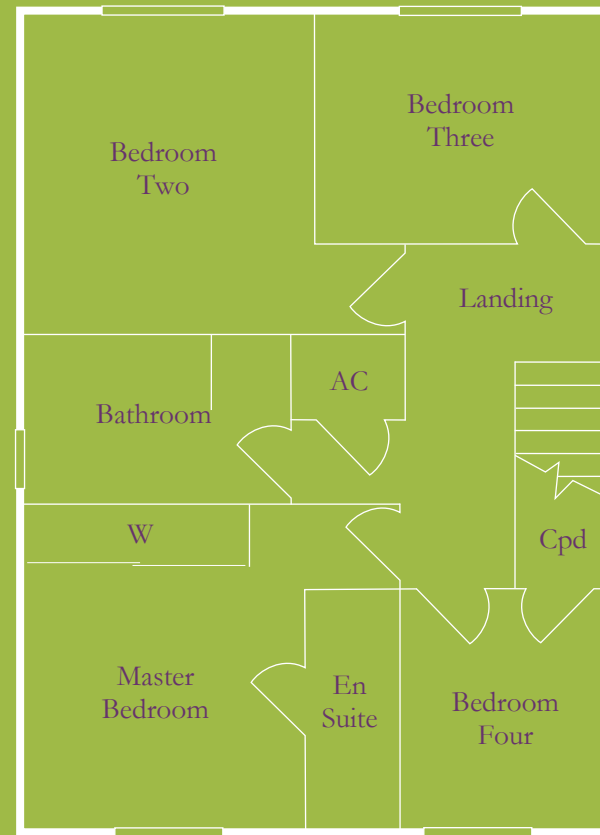
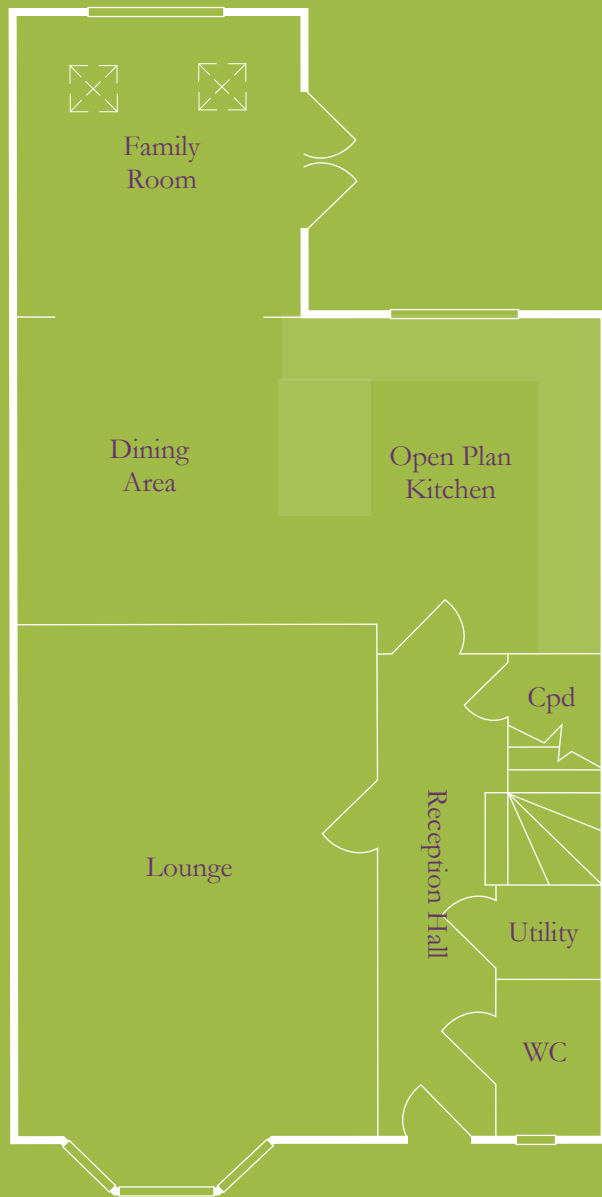
**Bedroom Three** 2.9 x 2.33m (approx. 9'6 x 7'7)  
A third double room having a window to the rear

**Bedroom Four** 2.47 x 1.04m (approx. 8'1 x 6'8)  
With a window to the front and a useful fitted storage cupboard

**Bathroom**  
A white suite comprises pedestal wash basin, WC, bathtub and separate shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side









**Outside**

The property is set back from Causer Road beyond a mature hedge and neatly tended fore garden, with a tarmac driveway to the side providing parking for three vehicles. Gated access opens into the rear garden and the EV charging station is included in the sale

**Single Garage**

With power, lighting, a manual entrance door to the front and a courtesy door into the rear garden

**Gardens**

Well tended gardens enjoying a good degree of privacy extend to the rear, having a paved terrace providing a pleasant space for outdoor entertaining. Lawns are bordered with neatly maintained borders, and the property benefits from exterior lighting and water point



**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.