

# Causer Road

Barton-Under-Needwood, Burton-on-Trent, DE13 8FD

John German










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£699,000



With an **'A' grade** for energy efficiency, this outstanding village home features solar panels with Tesla battery packs storing energy together with an air source heat pump providing an environmentally friendly home. The accommodation has been extended and upgraded, set in a desirable village in John Taylor catchment.

Having been beautifully refitted and skilfully extended, the current owners have created an energy efficient home adding solar panels, Tesla battery packs and an air source heat pump - ideal for avoiding future energy price rises!

Set within the ever-popular village of Barton under Needwood offering a wide range of amenities including shops, post office, public houses, doctors surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

Set behind a landscaped front garden and a wide block paved driveway providing ample off road parking also with the benefit of a concealed electric car charging point.

Step through the contemporary front entrance door into the porch ideal for storing coats and shoes. From here a glazed door opens into the hallway where a practical tiled floor runs underfoot and stairs rise to the first floor with a useful cupboard beneath. A refitted guest's doakroom has a two-piece Heritage suite comprising a feature wall hung wash basin, floating WC and modern tiling to the walls.

On your left is a front facing lounge that has space and provision for a wall mounted television complemented by display shelves either side featuring lighting plus a modern wall mounted fire underneath.

Without doubt the highlight of this home is the spectacular open plan living and dining kitchen with a wide range of lighting across the whole room and gloss tiled floor throughout. The kitchen area has a stunning and extensive range of matt navy coloured units with stylish granite worksurfaces that continue onto a substantial island unit incorporating a dining bar and also having a range of contrasting white gloss base units. Integrated appliances comprise a hob, twin ovens and a microwave. The dining area has plenty of space for a large family dining table and recessed shelving with display lighting. Two large roof lights sit above the kitchen and living area flooding the room with natural light and to the family/living area there is smart wall panelling with a contemporary inset log burner and space and provision for a wall mounted television. Bi-fold doors open out to the landscaped garden making this a great space for outdoor dining and entertaining.

Off the kitchen is a useful, good-sized utility with a range of gloss units, additional appliance space, a Belfast sink and door to the side.

The first floor landing has engineered oak flooring that continues into all of the first floor bedrooms. The impressive master bedroom has provision for a wall mounted television and reading lights either side of the bed. It has the benefit of a walk-in wardrobe and a luxurious en suite with a Heritage suite including twin wash basins with vanity mirrors over, crystal spotlights and a feature walk-in shower area with digital controls. There is also a vertical radiator and complementary fully tiled walls.

There are three further well-proportioned bedrooms served by a stunning family bathroom having a refitted and upgraded suite again featuring a Heritage suite comprising a freestanding bath, wash basin set on a two drawer vanity unit and a walk in shower area. There is smart tiling to all walls and a vertical radiator.

The remainder of the garage is now used for storage purposes and houses two Tesla batteries accessed from the front driveway via a roller door. Gated side access leads to the landscaped rear garden that is beautifully designed with a low maintenance artificial lawn surrounded by pretty display borders. A paved patio leads directly from the kitchen in addition to a further patio seating area, an ideal place to sit and enjoy the sun.

**Note:** There is an Estate management fee payable of approximately £240 per annum.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffs.gov.uk](http://www.eaststaffs.gov.uk)

**Our Ref:** JGA/05082022

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F













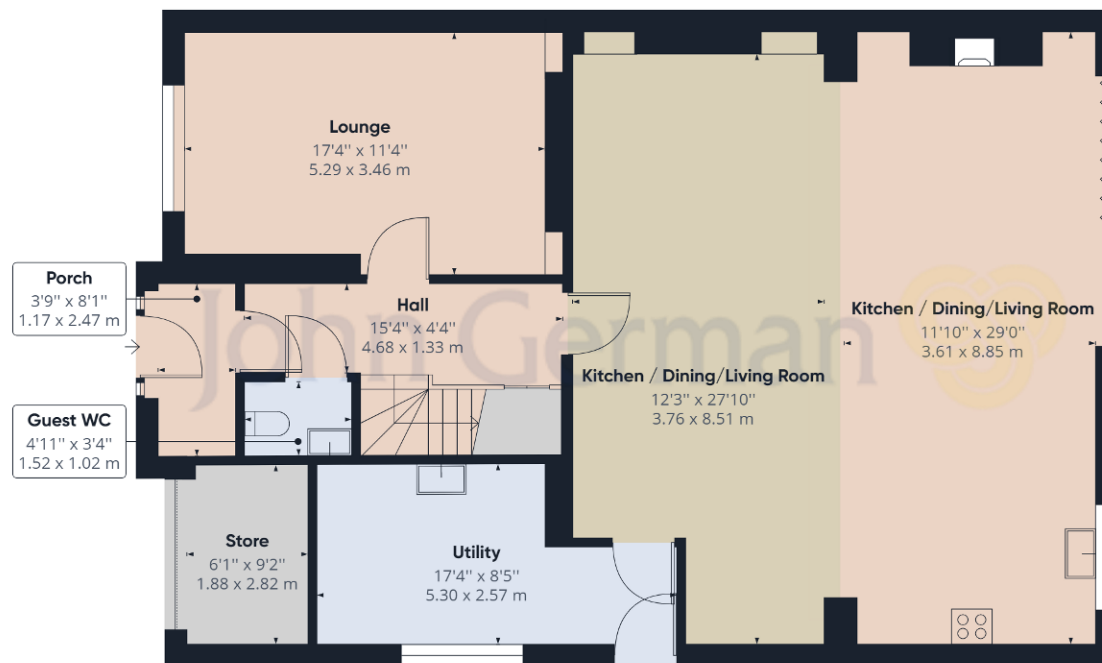












**Ground Floor** Building 1

**Approximate total area<sup>(1)</sup>**

1948.27 ft<sup>2</sup>

181.00 m<sup>2</sup>



**Floor 1** Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A	98   A	100   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### John German

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