

Causer Road

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

John German





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£800,000

This already substantial family home has been extended adding further space and flexibility to suit any number of additional requirements alongside a landscaped garden overlooking fields, all in this highly regarded village within John Taylor catchment.



The interior offers plenty of style but it's the additional living space that really sets the property apart from others on this select development. Comprising in brief entrance hall, generous main living room with bay windows, stunning open plan dining kitchen with separate utility, a smaller sitting room overlooking the rear garden, a ground floor study and another generous reception room currently being used as a home gym. There is great potential to convert two or even three of the reception rooms into a self contained annex if required. On the first floor are five bedrooms, two of which have ensuite shower rooms and a spacious family bathroom.

The location has plenty to offer as well in the ever popular John Taylor catchment with a vibrant village centre offering a choice of shops, pubs and places to eat, doctors, post office and pharmacy. Excellent transport links provided by the A38 putting the nearby centres of the cathedral city of Lichfield with its excellent train services, Birmingham, Burton on Trent, Derby and Nottingham all in reach.

The canopy porch gives access to the front entrance door which opens into an impressive reception hall with a high gloss ceramic tiled floor stair rise to the first floor and glazed doors lead off to the ground floor living accommodation.

The lounge is a lovely size with a bay window overlooking the front garden.

The stunning open plan kitchen/dining space has three panelled bi-fold doors opening out to the garden. There is a generously sized dining area with double doors to the sitting room and high gloss ceramic floor tiles running through to the kitchen area. The kitchen area comprises base and eye level units in contrasting white and grey gloss with roll edge worksurfaces, inset one and a half bowl sink unit and large centre island. A range of integrated appliances include dishwasher, fridge, freezer, wine fridge, twin eye level ovens and built-in microwave, inset induction hob with extractor hood over.

Off the kitchen is a utility room, again fitted with a range of base and eye level units, plumbing for washing machine, roll edge worksurfaces over, inset stainless steel sink, door to side, large built-in storage cupboard and door to guest cloakroom with suite comprising pedestal wash hand basin and WC.

On the opposite side of the kitchen access via glazed double doors is the sitting room which overlooks the rear garden and again has the same high gloss ceramic tiled floor.

Leading on into the study which in turn leads to the bonus room which is currently being used as a home gym, both rooms have laminate flooring.

To the first floor, the gallery landing has doors leading off to five bedrooms, built-in airing cupboard, fitted carpets and a window overlooking the front elevation. The master bedroom has fitted wardrobes, carpeting and a luxurious en suite bathroom with freestanding bath, separate shower cubicle, twin wash hand basin, low flush WC, extensive tiling, ceramic tiled floor and chrome towel rail/radiator.

Bedroom two has an en suite shower room with shower cubicle, pedestal wash hand basin and WC, extensive tiling, ceramic tiled floor.

Bedrooms three, four and five are all generously sized and bedroom three has built-in wardrobes. All are served by a well-appointed family bathroom comprising double shower cubicle, bath, pedestal wash hand basin and WC, extensive tiling, ceramic tiled floor.

To the rear, the garden features a large paved terrace, perfect for entertaining in spring and summer evenings and well kept lawns leading down to a second large patio which is the perfect place from which to enjoy views over the open fields to the side.

Agents notes:

There are network points to all the main living rooms as well as the bedrooms and a number of home tech items available be separate negotiation. There is also a car charging point in front of the garage which will be included with the sale.







Ground Floor

Approximate total area⁽¹⁾

2234.46 ft²

207.59 m²



Floor 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.

GIRAFFE360



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
www.eaststaffs.gov.uk

Our Ref: JG A/16022023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G

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		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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