

Causer Road

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

John German






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£580,000

A photograph of a modern living room. The room features a large, dark brown leather sofa with a silver decorative band on the base. In the background, there is a wooden cabinet with a large flat-screen TV mounted above it. To the right of the cabinet is a black piano. The walls are light-colored, and there are several framed artworks, including a large colorful abstract painting. A pendant light hangs from the ceiling. In the foreground, there are two blue and white star-patterned baskets filled with toys.

A stunning family home located in this ever popular village within John Taylor catchment. The impressive accommodation includes 2 reception rooms, a large open plan living/dining/kitchen and two en suites plus a family bathroom.

This stunning family home is situated towards the very end of Causer Road within the highly sought after village of Barton under Needwood that offers 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.

Step inside a good sized hall with stairs to the first floor and doors to the ground floor accommodation and to the guest's cloakroom fitted with a two-piece suite.

To the front are the two reception rooms – the well proportioned lounge and the garage conversion has created another reception room, ideal as an office, family room or additional sitting room.

The highlight of the ground floor is the impressive open plan dining/living/kitchen that spans the full width of the property where French doors open out to the garden. The kitchen is equipped with an extensive range of base, drawer and eye level units with contrasting work surfaces over plus a range of integral appliances including an eye level double oven, hob, extractor hood, dishwasher and fridge freezer. Tiled flooring runs underfoot and continues into the adjacent utility room that has additional appliance space, base units and a door to the side.

The first floor landing has access to the airing cupboard and the four genuinely good sized bedrooms. The impressive master bedroom has a built in wardrobe, air conditioning unit and its own en suite shower room. Bedroom two also has the luxury of its own en suite shower room while bedrooms three and four share the well appointed family bathroom.

To the rear is a good sized garden having a large paved patio, shaped lawn and barked area at the top. Side access leads to the front where there is a double width driveway and lawned garden. Part of the garage conversion is a good sized garden store accessed via a double glazed door off the side entry.

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.

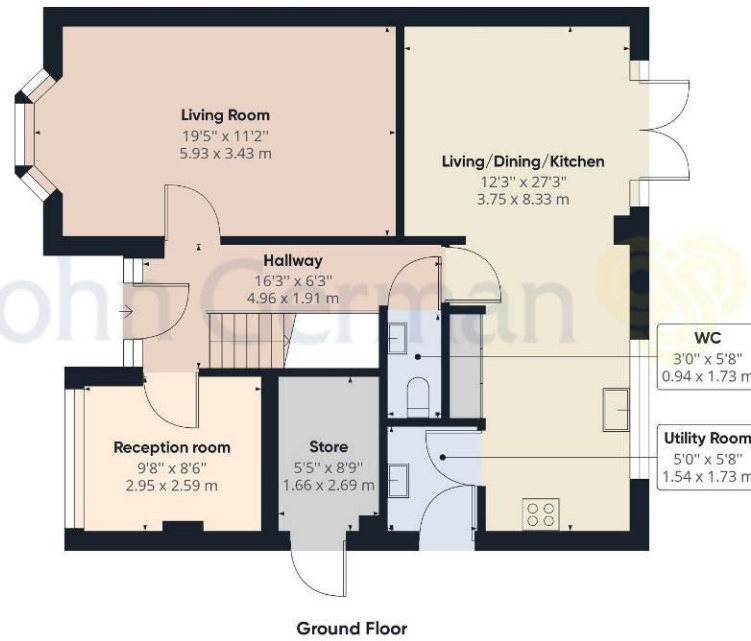
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/03042023

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





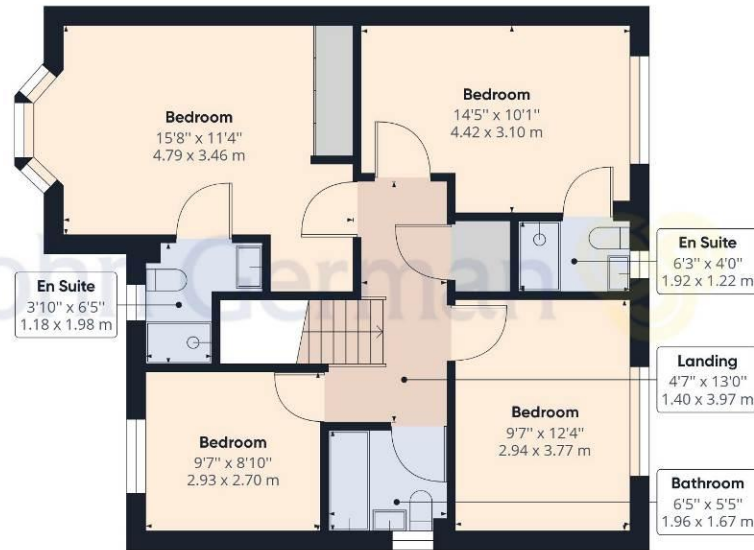


Ground Floor

Approximate total area⁽¹⁾

1501.18 ft²

139.46 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.

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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 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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent



