

Causer Road

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

John
German





A large, well-maintained garden with a paved patio, lawn, and various plants and trees. The garden is enclosed by a dark wooden fence. In the foreground, there is a paved patio area with a large, light-colored umbrella and outdoor furniture. The background features a large, leafy tree and a clear blue sky with some clouds.

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£799,999

This outstanding home has a stunning, beautifully refitted interior on a south facing plot with landscaped garden in a highly regarded village within the John Taylor catchment.

Highlights include a 32'7 kitchen/dining/living room with bifold doors, FIVE double bedrooms, two en suites and a large drive - perfect for modern family life.

This special home, ready to move into with an exceptional interior featuring a wonderful layout with highlights including the dream open plan kitchen/dining/living room together with a beautiful lounge with fitted storage and the benefit of landscaped south facing gardens and a large driveway.

The interior offers plenty of style with a beautiful oak parquet herringbone patterned floor leading through the hall into the kitchen/dining/living space and the high ceilings are a real benefit adding to that spacious feel.

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 house is set upon a good expanse of block paved driveway providing plenty of off road parking, perfect for the larger family. The canopy porch gives access to the front entrance door which opens into an impressive reception hall with the previously mentioned oak parquet herringbone floor, staircase leading off to the first floor and with doors leading off.

The lounge is a beautiful room with a decorative fireplace, fitted storage and book shelving either side and bay window framing views to front.

The highlight of the ground floor is the stunning open plan refitted and upgraded kitchen/dining/living space with three panelled bi-fold doors opening out to the south facing garden. There is a generously sized living area with panelling to a feature wall, window to rear, generous dining area and of course the exceptional refitted kitchen. Comprising base and eye level units in grey with Quartz worksurfaces over and a contrasting large centre island in navy blue with matching worksurfaces over. A range of integrated appliances include two ovens, plate warmer, fridge, freezer, microwave, wine cooler, dishwasher, induction hob and Quooker hot water tap. This really is the perfect space to entertain and a fabulous room to get the family together at the beginning and end of each day.

Off the kitchen is a very good-sized utility room, again refitted and upgraded with a range of base and eye level units with Quartz worksurfaces over, a second integrated fridge,

Belfast sink, space for washer and dryer, door to side and door to guest cloakroom with an upgraded suite comprising half tiled walls, pedestal wash hand basin and WC. Off the utility is a useful internal door to the integral garage with an up and over front entrance door and further storage area – perfect for bikes and garden equipment.

To the first floor, the gallery landing has doors leading off to five double bedrooms. The master bedroom is particularly impressive, generous in its proportions with fitted wardrobes, window framing views to front and a superb luxurious refitted en suite bathroom with freestanding bath, separate shower cubicle, twin wash hand basin set on vanity unit and chrome towel rail/radiator.

Bedroom two also offers a stunning and stylish room with fitted wardrobes across one wall and an en suite shower room with shower cubicle, pedestal wash hand basin and WC.

Bedrooms three, four and five are all generously sized, enjoying a southerly aspect with views across the rear garden and beyond. All are served by a well-appointed family bathroom comprising shower cubicle, bath, pedestal wash hand basin and WC.

To the rear, the garden features a large paved terrace, perfect for entertaining in spring and summer evenings, shaped lawns, well established borders and with an open aspect to rear.

Agents note:

We understand there is an estate management fee of £240 per annum for the maintenance of communal green spaces.

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/11012023

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

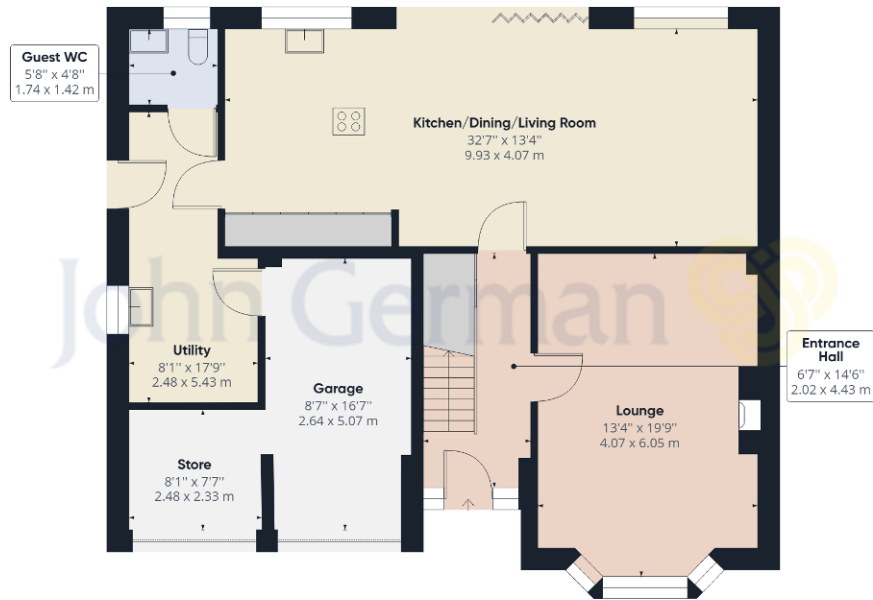












Ground Floor

Approximate total area⁽¹⁾
2220.88 ft²
206.33 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 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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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