



15 Causer Road, Barton under Needwood, DE13 8FD

Set on the desirable Barton Manor development is this executive detached family home, offering four good sized bedrooms, contemporary open plan living and a prime setting within a short walk of the heart of the village. Being set within an Ofsted 'Outstanding' rated school catchment area, this attractive home presents ideal accommodation to suit a growing family, with a neutral finish and modern interior fittings complemented by a good sized garden plot with potential to landscape as desired. The central reception hall leads into the lounge and cloakroom, with an open plan family dining kitchen with utility space extending across the rear of the property. To the first floor, there are four bedrooms (three doubles) serviced by a master en suite and family bathroom. Outside, there is a single garage and parking to the front aspect with gardens presenting potential to extend the parking area, and the rear garden enjoys a pleasant outlook and extends to a good size. The property is serviced by mains gas central heating and double glazed windows and retains the NHBC warranty until April 2026.

- Executive Detached Family Home
- Desirable Modern Development
- 'Outstanding' School Catchment
- Reception Hall & Spacious Lounge
- Open Plan Family Dining Kitchen
- Utility Space & Cloakroom
- Four Bedrooms (Three Doubles)
- Master En Suite & Family Bathroom
- Single Garage & Parking for Two
- Good Sized Rear Garden
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes & Rail Travel

Reception Hall

The composite entrance door opens into this central hallway, having stairs rising to the first floor with storage beneath, tiled flooring and doors opening into:

Lounge 5.5 x 3.11m (approx. 18'0 x 10'2)

A spacious living room having a bay window to

The property benefits from a desirable position on the modern development, a prime location being within walking distance of superb amenities and Outstanding schools, as well as having convenient access to local commuter routes. This desirable rural community is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club lies in the heart of the village and plays host to 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 Primary and John Taylor High School, and there are an excellent array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone. The local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities as well as rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.

the front

Family Dining Kitchen 7.96 x 3.0m (approx. 26'1 x 9'10)

Extending across the rear of the property, this open plan space is ideal for modern family life, being laid to a modern kitchen alongside a spacious dining area. The **Kitchen** is fitted with a range of contrasting full height, wall and base units with complementary worksurfaces over, housing an inset sink with side drainer and integrated appliances including fridge freezer, single oven and gas hob, with further provisions for a dishwasher. There are windows facing the rear aspect, tiled flooring extends into the **Dining Area** and French doors open out to the rear garden. A door opens to a **Utility Space** beneath the stairs which houses provisions for a washing machine and tumble dryer

Cloakroom

Fitted with pedestal wash basin and WC, with tiled splash backs and tiled flooring







Stairs rise to the first floor **Landing**, where there is access to the loft and a large **Airing Cupboard** housing the pressurised water cylinder and shelved storage. Doors opening into:

Master Bedroom 4.16 x 3.9m (approx. 13'8 x 12'10)

A good sized double room having a window to the front and private use of:

En Suite

Fitted with wash basin, WC and double shower,

with tiled flooring, tiled splash backs and an obscured window to the front

Bedroom Two 3.8 x 2.84m (approx. 12'6 x 9'4)

Having a window to the rear

Bedroom Three 4.16 x 2.57m (approx. 13'8 x 8'5)

A third double room having a window to the front



Bedroom Four 2.7 x 2.67m (approx. 8'10 x 8'9)

A generous single room or home office, having a window to the rear

Family Bathroom

A modern suite is fitted with wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled splash backs and an obscured window







Outside

The property lies on Causer Road, a peaceful development set towards the edge of the village having communal gardens and a children's playground which the residents of Barton Manor share use of. The property has private parking for two vehicles to the front aspect. There are well tended gardens to the front presenting potential to extend the parking if required

Single Garage 4.95 x 2.5m (approx. 16'3 x 8'3)
 With power, lighting and a manual entrance door to the front

Rear Garden

Extending to a good size, the rear garden is laid to lawns and a paved terrace with a walkway to the side. Gated access opens to the front, there is exterior lighting and a water point and the garden presents plenty of scope to landscape as desired

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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