



£580,000

4 Bedroom Detached House for sale

61 CAUSER ROAD, BARTON UNDER NEEDWOOD, BURTON-ON-TRENT



EweMove
SALES AND LETTINGS



Overview

Perfectly positioned within walking distance of the village's excellent amenities and the picturesque Barton Marina, this exceptional four-bedroom detached home combines generous family living with stylish modern design.



Key Features

- BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE
- Four-Bedroom Detached Family Home
- Short Walk To Barton Marina
- Impressive Open-Plan Kitchen, Dining & Family Room
- Bay-Fronted Lounge & Separate Utility Room
- Two Ensuite Bedrooms Plus Family Bathroom
- Versatile Home Office (Former Integral Garage)
- South-Facing Private Rear Garden
- Double-Width Driveway with Ample Parking
- Sought-After Barton-under-Needwood Location within John Taylor School Catchment





A Beautiful Family Home in the Heart of Barton-under-Needwood

Perfectly positioned within walking distance of the village's excellent amenities and the picturesque Barton Marina and falling within the prestigious John Taylor Academy catchment, this exceptional four-bedroom detached home combines generous family living with stylish modern design.

Designed with modern family life in mind, the heart of the home is an impressive open-plan kitchen, dining and family space that stretches across the full width of the property. Flooded with natural light from French doors opening onto the south-facing garden, this welcoming space is ideal for everything from relaxed family breakfasts to entertaining friends. The beautifully appointed kitchen features integrated appliances, ample storage and generous work surfaces, while the adjoining utility room keeps everyday living effortlessly organised.

To the front of the home, a cosy bay-fronted lounge provides the perfect retreat for quiet evenings, movie nights or simply unwinding after a busy day. An entrance hall with guest cloakroom and useful under-stairs storage completes the ground floor, while the integral garage has been cleverly adapted to create a versatile home office, offering the flexibility to work from home without compromising family space. Should additional garage parking be preferred, the conversion can easily be reinstated.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for growing families. The spacious principal suite benefits from fitted wardrobes and a contemporary ensuite shower room, while the second double bedroom also enjoys its own ensuite, making it ideal for guests or older children. Two further bedrooms are served by a modern family bathroom.

Outside, the property enjoys an enviable plot with a double-width driveway



providing ample off-road parking. To the rear, the beautifully maintained south-facing garden offers a wonderful outdoor haven, with a generous patio for al fresco dining, shaped lawns and established borders creating an ideal setting for children to play, summer entertaining or simply enjoying the sunshine throughout the day.

Barton-under-Needwood continues to be one of Staffordshire's most desirable villages, offering an outstanding lifestyle with excellent schools, independent shops, cafés, pubs, restaurants, healthcare facilities and superb commuter links via the A38 to Burton upon Trent, Derby, Lichfield and Birmingham, with fast rail connections available from nearby Lichfield.

Offering versatile living, an exceptional location and beautifully balanced accommodation throughout, this is a home perfectly suited to modern family life.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Property Construction: Traditional.

Listed: No.

Tenure: Freehold

Parking: Private driveway & garage.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through

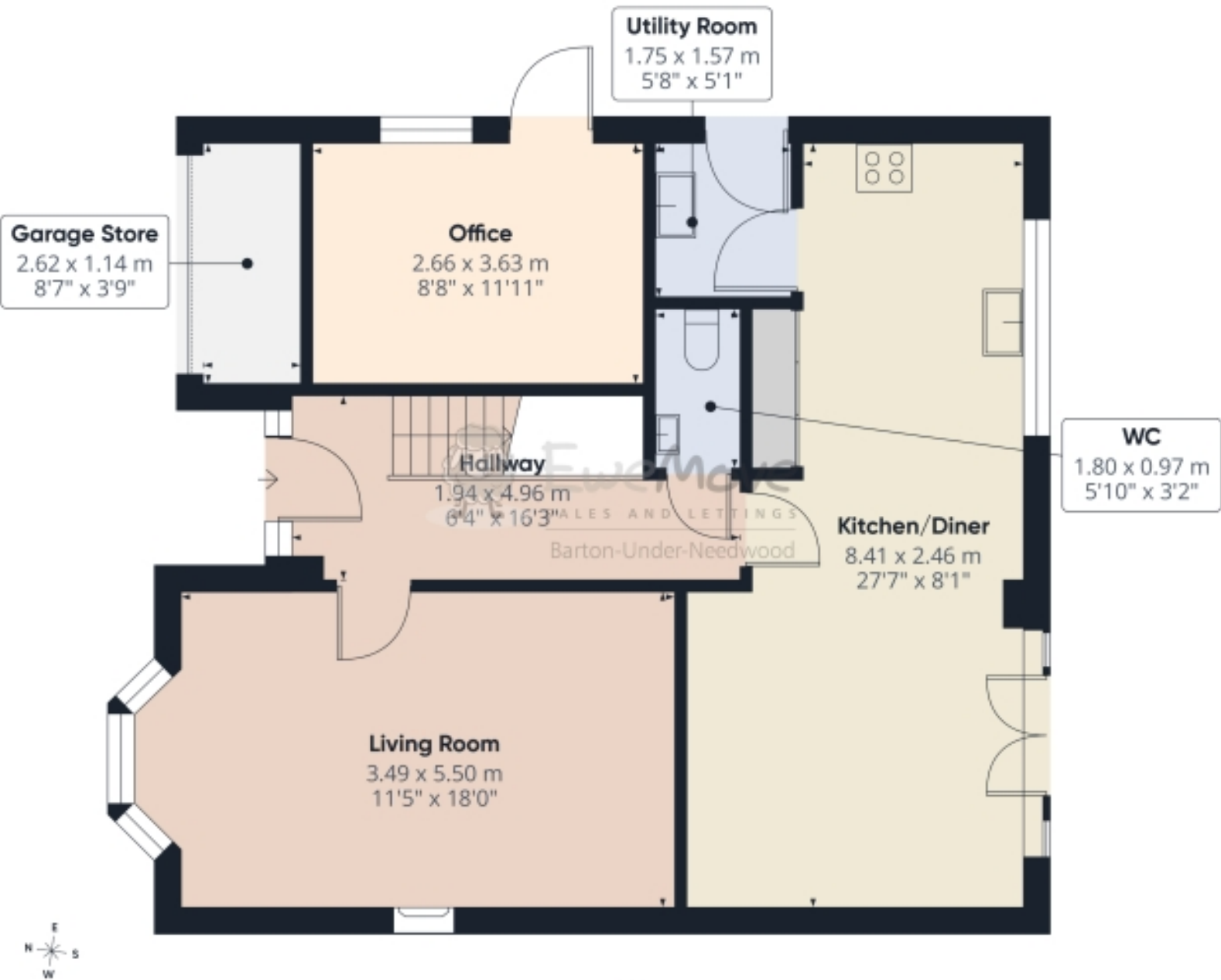
Ofcom's mobile checker.)

EPC rating: B.

Council Tax rating: E.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Floorplans



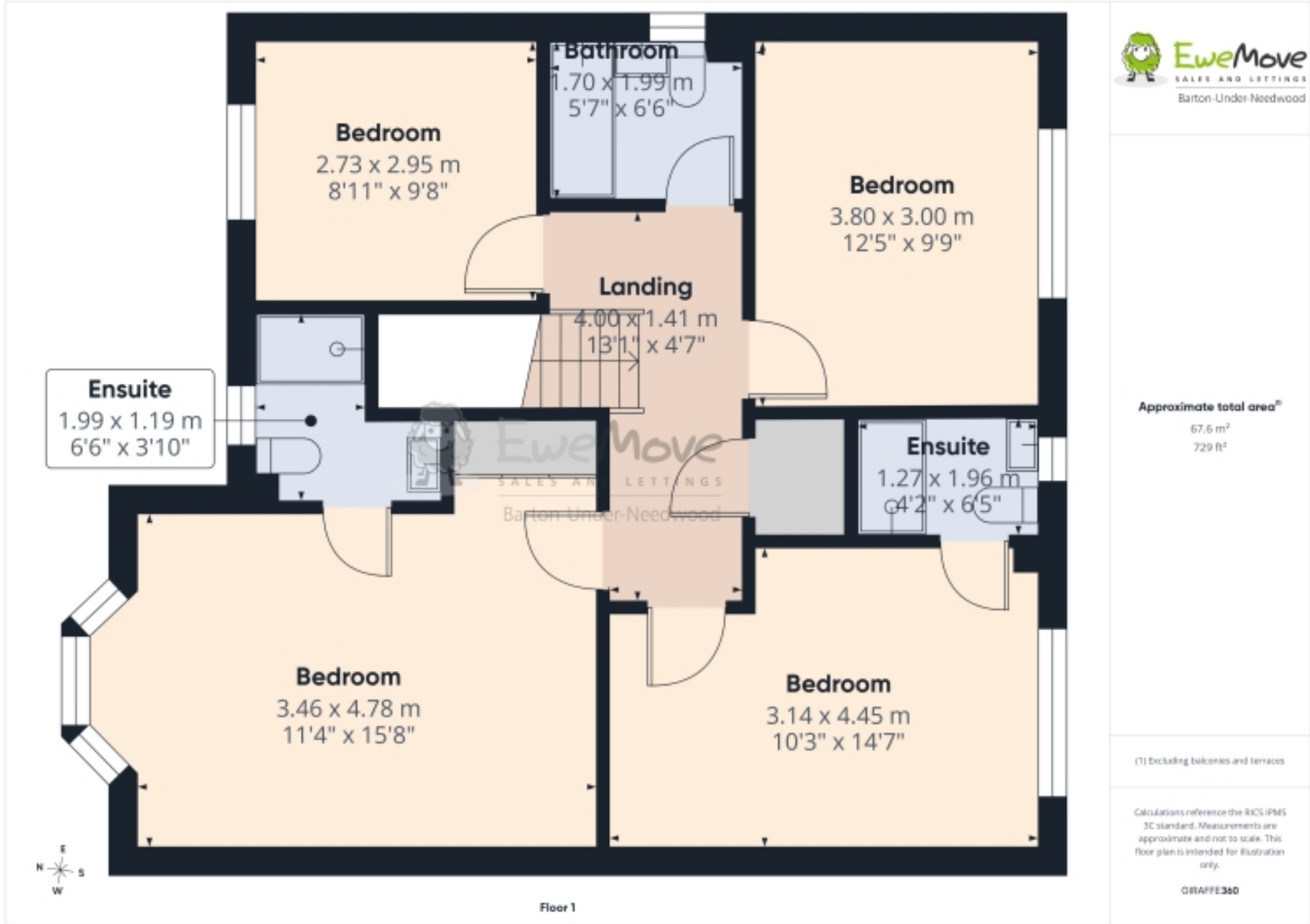
Approximate total area⁽¹⁾
74.9 m²
806 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360

Floorplans



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		



Marketed by EweMove Barton-under-Needwood

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