

28 Causer Road, Barton under Needwood, DE13 8FB

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Set on the desirable Barton Manor off Efflinch Lane is this beautifully presented executive detached home, showcasing a superb standard of finish throughout, five good sized bedrooms and south facing gardens overlooking idyllic open views to the rear. Offering contemporary open plan living ideal to suit a growing family, this attractive detached residence has been maintained to an exceptional standard throughout, showcasing impressive tall ceilings throughout, an upgraded master en suite and bespoke fitted wardrobes and storage, alongside quality Italian porcelain paving to both the front and rear aspects.

The central reception hall leads firstly into the lounge, with a magnificent dining and living kitchen extending across the rear of the property having bifold doors overlooking the gardens and views beyond. Functional rooms including a separate utility room and cloakroom, with five bedrooms set to the first floor. The master and guest bedrooms benefit from private en suites, a family bathroom services the additional three bedrooms and three of the five bedrooms feature bespoke fitted wardrobes. Outside, there is parking for four vehicles to the fore of the double garage, alongside beautifully landscaped gardens with feature paving and lawns offering potential to extend the parking area. To the rear is a sunny south facing garden having a continuation of the Italian porcelain paving, and the garden is bordered by pleasant open countryside and a historic 200 year old oak tree. The property is serviced by mains gas central heating and double glazed windows.



The property benefits from a desirable address on this modern development in Barton under Needwood, being within a healthy walk of the superb array of amenities this handsome village has to offer. Centred around the character high street are a coffee shop, gift shop, a post office, pubs, a Co-op, a pharmacy, GP surgery, dental practice, and a stunning Tudor church, with Holland Sports club offering an array of sporting activities for all ages including rugby, football, cricket, tennis and more.

The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science School. Independent schools within easy reach in Repton, Denstone College and Lichfield Cathedral.

For local leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges Park, both of which offer a members only gym, and there are a number of golf clubs in the surrounding area.

The local commercial centres of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

- **Executive Detached Family Residence**
- **Desirable Modern Development**
- **South Facing Plot with Open Aspect to Rear**
- **Magnificent Open Plan Dining & Living Kitchen**
- **Two Spacious Reception Rooms**
- **Reception Hall, Utility & Cloakroom**
- **Five Bedrooms (Four Doubles)**
- **Two En Suites & Family Bathroom**
- **Landscaped Rear Garden with Open Views**
- **Double Garage & Parking**
- **'Outstanding' School Catchment**
- **Walking Distance to Village Centre & Schools**
- **Well Placed for Commuter Routes & Rail Travel**

Reception Hall 4.48 x 2.02m (approx. 14'8 x 6'7)
The front door opens into this central hallway, featuring impressive tall ceilings which extends throughout the property. Stairs rise to the first floor having useful storage beneath and doors open into:

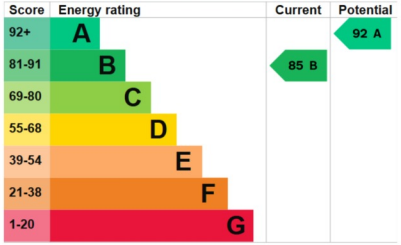
Lounge 6.1 x 4.1m (approx. 20'0 x 13'5)
A beautifully presented and generously proportioned reception room, having a window facing the front

Open Plan Living & Dining Kitchen 6.94 x 4.06m (approx. 22'9 x)
A magnificent open plan family space featuring a comprehensively fitted kitchen and a formal dining area with bifold doors opening out to the south facing gardens. The **Kitchen** comprises a range of contrasting full height, island, wall and base units with complementary worksurfaces over, housing an inset one and a half sink with side drainer and a range of quality integrated appliances including dishwasher, full height larder fridge, larder freezer, double ovens, wine fridge and a gas hob with recessed ceiling mounted Neff extractor above. Tiled flooring extends throughout and double doors open from the **Dining Area** into the:

Family Room 4.06 2.93m (approx. 13'3 x 9'7)
An ideal playroom or snug, having a window to the rear

Utility 1.75 x 1.62m (approx. 5'8 x 5'3)
base units house an inset sink with side drainer as well as spaces for both a washing machine and tumble dryer, with a door opening out to the side aspect and a useful storage cupboard. The boiler is also housed in here, and a door opens into:

Cloakroom 1.78 x 1.47m (approx. 5'9 x 4'9)
Fitted with a pedestal wash basin and WC, with tiled flooring and an obscured window to the rear

















Stairs rise to the first floor wrap around **Part Galleried Landing**, having a window to the front, a loft access point and a door opening to the **Airing Cupboard** which houses the pressurised water cylinder. Further doors lead into:

Master Suite 4.6 x 4.22m (approx. 15'1 x 13'10)
A spacious principal bedroom having a range of bespoke fitted furniture including wardrobes drawers and beside cabinets. There is a window to the front and a door opens into:

En Suite Bathroom 2.95 x 2.13m (approx. 9'8 x 6'11)
A modern suite comprises twin wash basins, WC, bathtub and large double shower, with upgraded tiling to the walls and flooring, a chrome heated towel rail and a obscured window to the side

Bedroom Two 5.53 x 2.94m (approx. 18'1 x 9'7)
Another generous bedroom suite having twin windows to the front and private use of:

En Suite 2.62 x 1.16m (approx. 8'6 x 3'9)
Fitted with a contemporary suite having fitted wash basin, WC and double shower, with tiled flooring, tiled splash backs and a heated towel rail

Bedroom Three 4.32 x 2.96m (approx. 14'2 x 9'8)
Another generous double bedroom having a window to the rear and a range of bespoke fitted wardrobes

Bedroom Four 3.7 x 2.82m (approx. 12'1 x 9'2) – plus wardrobes
Another excellent double room having fitted wardrobes and a window to the rear overlooking the gardens and views beyond

Bedroom Five 2.82 x 2.4m (approx. 9'3 x 7'10)
An ideal study having a window to the rear enjoying open views and a range of bespoke full height fitted storage

Bathroom 2.58 x 2.28m (approx. 8'5 x 7'5)
Comprising a white suite having a fitted wash basin, WC, bathtub and separate shower, with tiled flooring tiled splash backs, an obscured window to the side and a heated towel rail















Floor Area: 2,034 ft² 189 m²



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Outside

The property is set back from the road beyond a generous tarmac paved driveway providing off road parking for up to four vehicles. Manual entrance doors opens into the **Double Garage** 5.2 x 5.06m (approx. 17'3 x 16'7) having power, lighting and a courtesy door to the side.

South Facing Gardens

An Italian porcelain paved terrace lies next to the property, offering a sizeable entertaining space with pleasant garden and open views. Lawns are bordered by neatly stocked flower beds and a stunning oak tree, there is exterior lighting and a water point and gated access to one side leads out to the front aspect



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Ph SW 03.08.2026