16 Causer Road, Barton under Needwood, DE13 8FB

PH RESIDENTIAL

Set on the desirable Barton Manor development is this executive detached family home on a south facing garden plot, offering four double 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 immaculate village home presents ideal accommodation to suit a growing family, with a neutral finish and modern interiors complemented by a good sized landscaped garden enjoying an open aspect over fields and a sunny southerly aspect. The central reception hall leads into a spacious lounge with feature fireplace and a cloakroom, with an open plan family dining kitchen with separate utility extending across the rear of the property. To the first floor, there are four double bedrooms serviced by a master en suite, a guest en suite and family bathroom. Outside, there is a single garage and parking for multiple cars, with the rear garden having been landscaped to a superb degree and enjoying an open outlook onto fields The property is serviced by mains gas central heating and double glazed windows and retains the NHBC warranty until 2028.

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 School, Junior School 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.

- **Executive Detached Family Home**
- **Desirable Modern Development**
- **Open Aspect to Rear & South Facing Gardens**
- **'Outstanding' School Catchment**
- **Reception Hall & Spacious Lounge**
- **Open Plan Family Dining Kitchen**
- **Utility & Cloakroom**
- **Four Double Bedrooms**
- **Two En Suites & Family Bathroom**
- **Single Garage & Parking for Four Cars**
- **Secluded Landscaped 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, Karndean flooring and doors opening into:

Lounge 5.6 x 3.5m (approx. 18'5 x 11'6)
A spacious living room having a window to the front and a feature electric panoramic fireplace

Open Plan Family Living & Dining Kitchen
9.01 x 3.83m (approx. 29'7 x 12'7)
Extending across the rear of the property, this open plan space is ideal for modern day family life, being laid to a shaker style kitchen alongside versatile living and dining areas. The **Kitchen** is fitted with a range of full height, wall and base units with complementary worksurfaces over, housing an inset sink with side drainer and integrated appliances including dishwasher, fridge freezer, double oven and gas hob. There is a window facing the rear aspect, tiled flooring extends into the **Dining Area** where French doors open out to the rear garden, and the **Family Room** also has a window overlooking the landscaped rear garden. A door opens to the:

Utility 1.7 x 1.45m (approx. 5'6 x 4'9)
Base units coordinating with those of the kitchen house an inset sink and space for a washing machine. A door opens opens out to the side aspect

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, a fitted **Airing Cupboard** doors opening into:

Master Bedroom 3.9 x 3.75m (approx. 13'1 x 12'4)
A luxurious master suite having a range of fitted wardrobes to the **Dressing Area** and a window to the front. With private use of:

En Suite
A white suite comprises pedestal wash basin, WC and double shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the front

Bedroom Two 3.61 x 3.05m (approx. 11'10 x 10'0)
Having a window to the rear and private use of:

En Suite
Comprising pedestal wash basin, WC and corner shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the side

Bedroom Three 3.76 x 3.28m (approx. 12'4 x 10'9)
A third double room having a window to the rear

Bedroom Four 3.78 x 2.72m (approx. 12'5 x 8'11)
A fourth double room or ideal home office, having a window to the front

Family Bathroom 2.56 x 1.93m (approx. 8'5 x 6'4)
A modern suite is fitted with wash basin, WC and bathtub, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window

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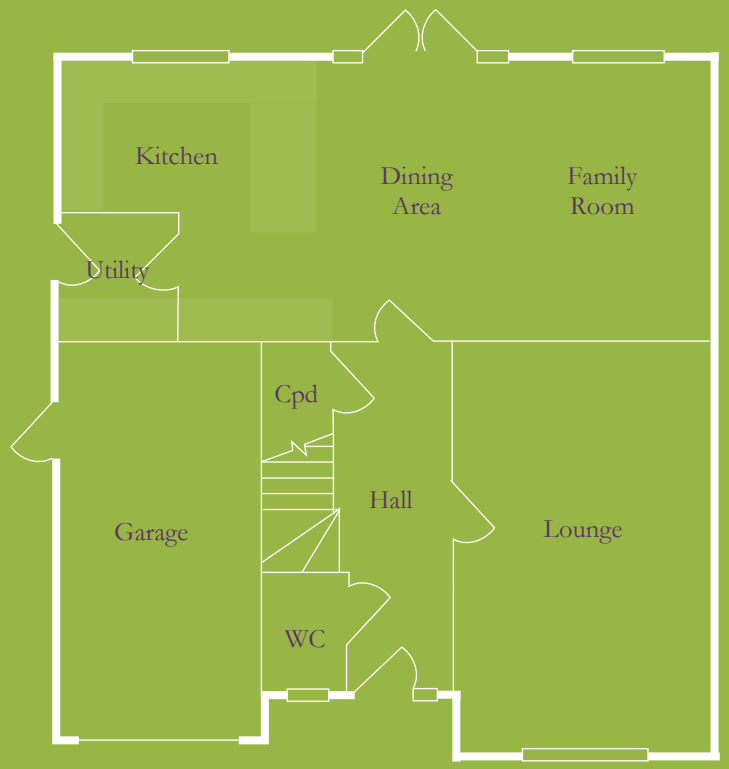

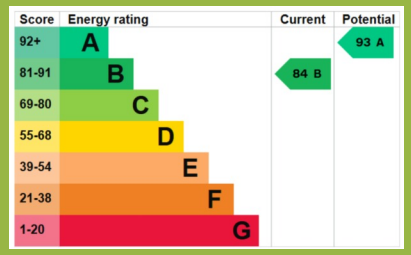

Floor Area: 1,507 ft²

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 to a tarmac driveway to the front aspect as well as well tended gardens, and gated access leads to the rear garden

Single Garage 5.26 x 2.85m (approx. 17'3 x 9'4) With power, lighting and a manual entrance door to the front

South Facing Garden

Extending to a good size, the rear garden has been landscaped to a superb degree, having a porcelain paved terrace and manicured lawns edged with neatly stocked borders. There is exterior lighting, a power socket and a water point, as well as security PIR lighting, and the garden enjoys a sunny south facing aspect and an open outlook over fields to the rear. The shed and summer house are as separate negotiation in the sale.

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Ph SW 01.01.2024