



For Sale

50 Causer Road, Barton-under-needwood

£795,000

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IMMACULATELY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME IN THE SOUGHT AFTER VILLAGE OF BARTON-UNDER-NEEDWOOD.

This beautifully presented five bedroom detached family home has been tastefully decorated by the current owner and is situated on a generous plot nestled in the highly coveted village of Barton under Needwood, renowned for its John Taylor catchment and vibrant village atmosphere. This beautiful home is perfectly positioned close to a variety of shops, eateries, and pubs, as well as excellent transport links to both Burton on Trent and the picturesque cathedral city of Lichfield. The impeccably presented interior boasts an ideal layout for contemporary family living, starting with a spacious double-width driveway and a welcoming canopy porch that leads into a generous reception hallway. The expansive lounge features a contemporary media wall and bay window to the front and the impressive open-plan kitchen/diner comes complete with bi-fold doors opening out to a beautifully landscaped rear garden. With a well-appointed kitchen featuring integrated appliances, central island and double doors leading to an additional sitting room, this space is perfect for entertaining and family gatherings. The useful utility room has been extended with doors leading off to the study and guest cloakroom. To the first floor the galleried landing leads off to five generous bedrooms, four of which are doubles, two having ensembles plus a family bathroom. The private rear garden has been thoughtfully landscaped to create the perfect place to relax and unwind after a busy day, with a porcelain patio and impressive outside entertainment area complete with wall mounted TV and log burner.

Ideally located in the heart of Barton under Needwood, this home is just a few minutes' walk from the village's 'Outstanding' rated schools and an excellent range of amenities. This desirable village boasts a thriving community perfect for both families and couples, with a charming high street featuring a Co-op, coffee shop, gift shops, a post office, pubs, a GP surgery, a dispensary pharmacy, and a stunning Tudor church. The Holland Sports Club offers

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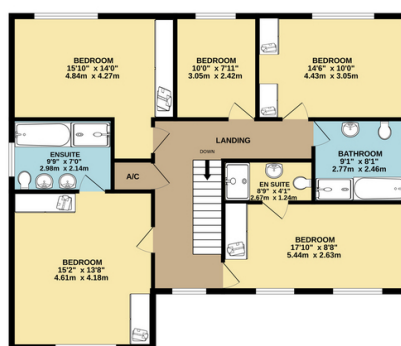
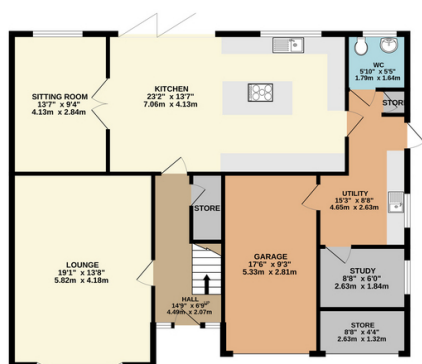
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GROUND FLOOR
1190 sq.ft. (110.6 sq.m.) approx.

1ST FLOOR
1098 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA: 2289 sq.ft. (212.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- SOUGHT AFTER VILLAGE LOCATION
- OPEN PLAN KITCHEN/DINER
- FIVE GOOD SIZED BEDROOMS
- TWO ENSUITES PLUS FAMILY BATHROOM
- FABULOUS OUTSIDE ENTERTAINMENT AREA
- EXTENDED UTILITY ROOM WITH STUDY OFF
- BEAUTIFUL LANDSCAPED REAR GARDEN
- EPC RATING B

