

Field Lane

Burton-on-Trent, Staffordshire, DE13 0NJ

John 
German





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£415,000

Set in a lovely non estate location standing on a wonderful garden plot with views to both the front & rear is this impressive dormer home of 1622 sq.ft of versatile accommodation alongside an expansive driveway and workshop/store.



Enjoying fantastic views to both the front and rear is this impressive, individually designed and built home standing on a superb garden plot.

Set behind a large expansive driveway providing plenty of parking together with shaped lawns. A gated side passage leads to the side entrance door giving access into the entrance hall with plenty of space for coats and shoes. A glazed door opens into the central hallway which has a feature staircase rising to the first floor galleried landing.

The living room is of excellent proportions having two windows to the side and a focal point fireplace. Glazed folding doors open to a lovely garden room/conservatory that is currently used as a dining room, having French doors out to the rear garden.

The kitchen is fitted with an extensive range of units complemented by contrasting worktops with a sink and drainer set below a rear facing garden. Integrated appliances include an oven, microwave, hob and extractor hood. There are ceiling spotlights plus space for a large fridge freezer.

Also off the hall is a useful utility room with base and eye level units, space for appliances, window to the side and a door to a useful workshop/store with an electric up and over entrance door and car charging point.

The ground floor also features a substantial bedroom with front facing window and plenty of space for wardrobes and furniture. Adjacent to this is a well appointed family bathroom having a modern suite comprising panel bath, separate shower cubicle, fitted vanity units with inset wash hand basin, wall units and mirror over, ceiling spotlights, part tiled walls and a towel rail/radiator plus window to the side.

On the first floor is a substantial light filled landing with three skylights giving access to two large double bedrooms both benefitting from views and the advantage of fitted wardrobes. These share a well appointed modern shower room having a shower cubicle, pedestal wash hand basin, WC and towel rail/radiator.

One of the features of this home are the fabulous established long rear gardens including a paved terrace ideal for outdoor dining having three steps up to extensive lawns surrounded by mature borders. There is a further circular paved terrace offering further seating and at the top of the garden is a summerhouse and additional paved area, perfect to sit and enjoy those fabulous field views.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains / solar panels

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23102024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



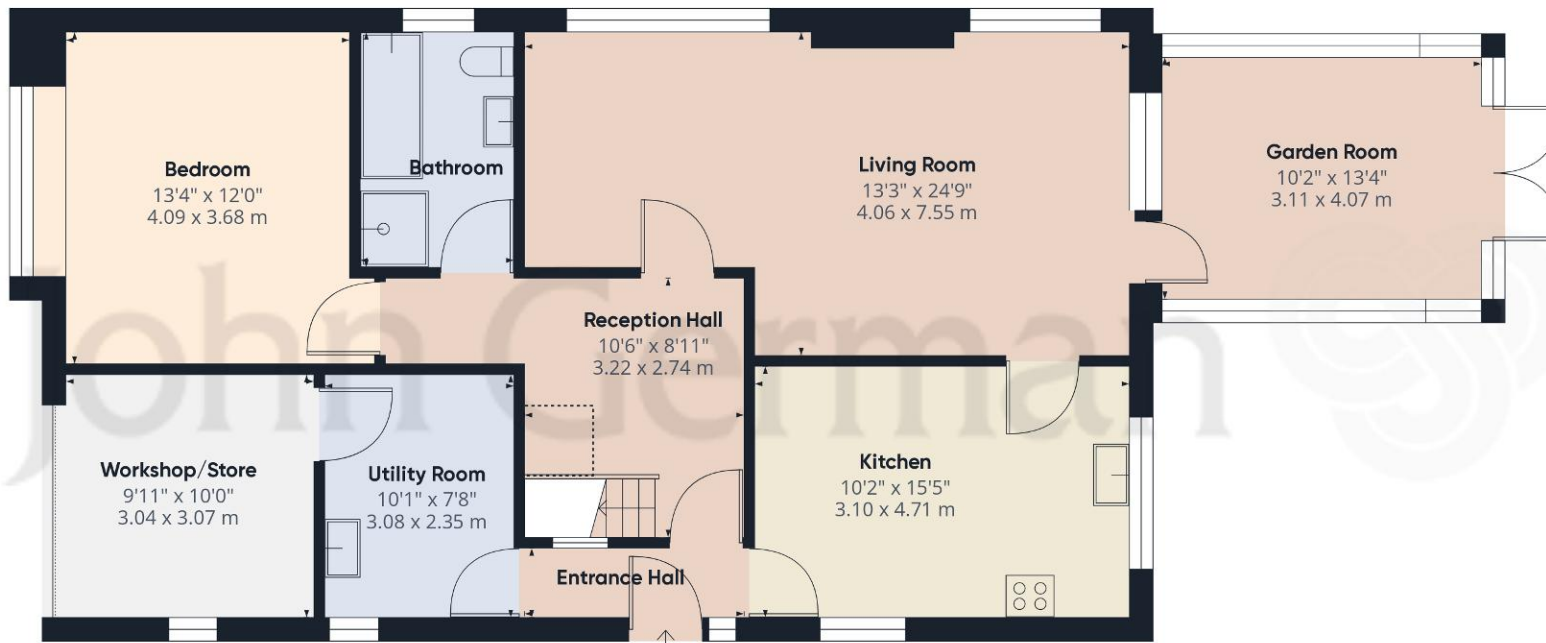




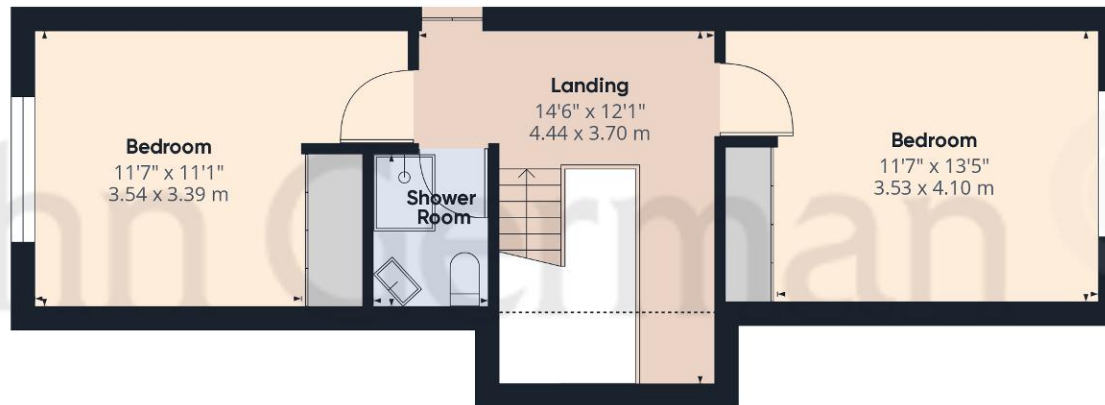


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1622.24 ft²

150.71 m²

Reduced headroom

206.88 ft²

1.79 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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