

# Field Lane

Burton-on-Trent, Staffordshire, DE13 0NJ

John  
German









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£400,000

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23102024

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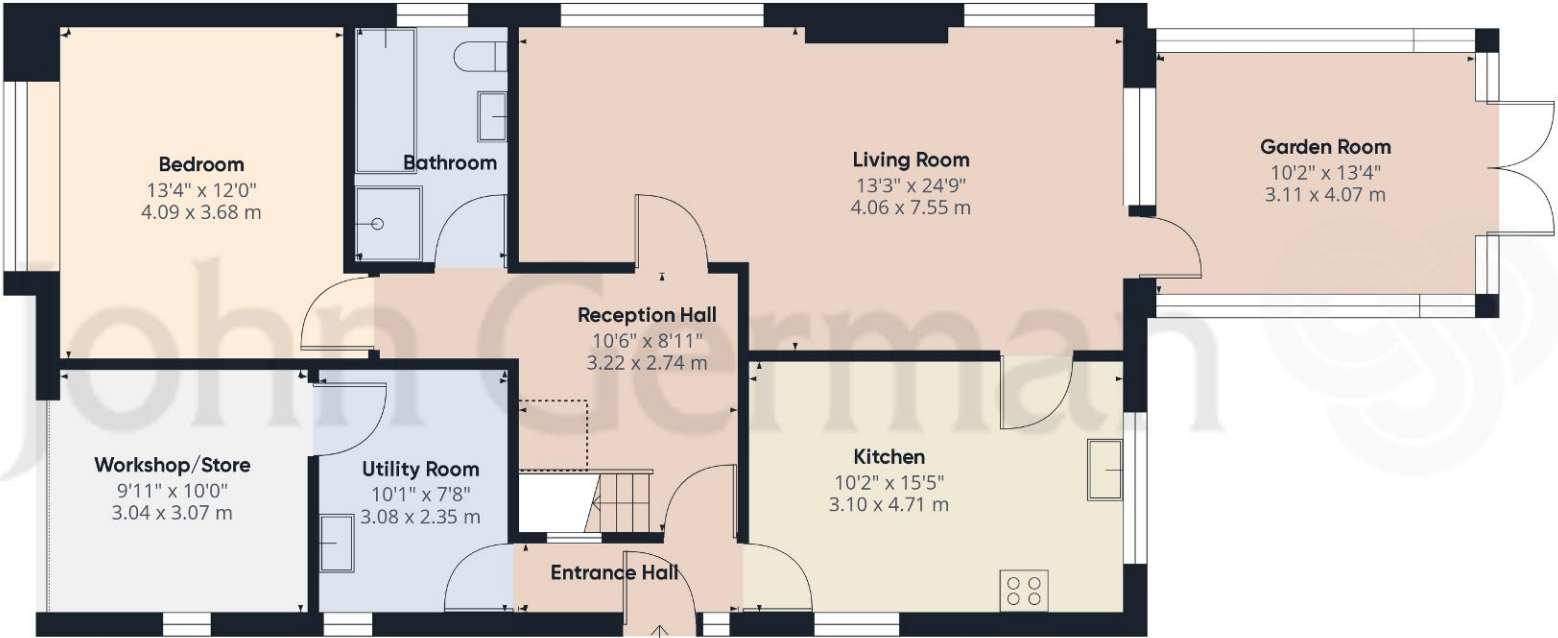


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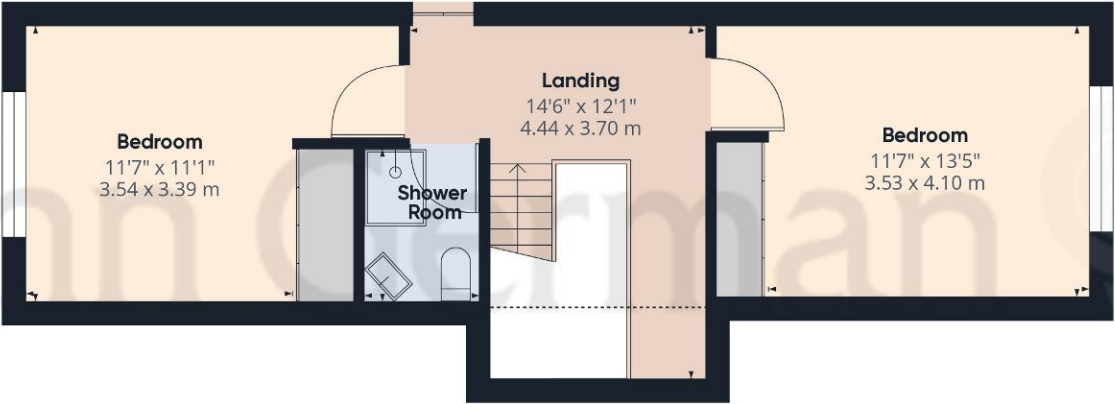








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1622.24 ft<sup>2</sup>  
150.71 m<sup>2</sup>

**Reduced headroom**

206.88 ft<sup>2</sup>  
1.79 m<sup>2</sup>

(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.

**GIRAFFE360**





### Agents' Notes

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### 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.

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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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