

Field Close

Burton-on-Trent, DE13 0NS



Situated in a sought after location in Burton upon Trent is this three bedroom DETACHED family home. Benefitting from a quiet cul de sac position on Field Close and being an absolutely ideal purchase for first time buyers looking to get onto the property ladder.

£219,950



John German 

To the front, the property benefits from a tarmacked driveway providing off-road parking alongside a lawned area, which offers potential for additional parking if desired. The garage can be accessed via a front door or an electric roller door and is fully equipped with power and lighting throughout.

The home then opens up into a hallway, which gives access to the main living areas of the home and stairs leading to the first floor.

The living room is located at the front of the property and features a bay window to the front, flowing through seamlessly to the dining room to the rear of the property which has patio doors leading to the rear garden.

Adjacent to the dining room is the fitted kitchen. The kitchen includes matching wall and base units with worktops above, stainless steel sink and drainer, base level electric oven, gas hob with cooker hood above, space for fridge freezer, plumbing for washing machine and external door leading to the rear garden.

To the first floor, this home benefits from three generous sized bedrooms. Two of which can comfortably take a double bed alongside ample bedroom furniture. All three bedrooms share a modern family bathroom which features a bath with mixer taps and shower over, wash hand basin and w/c.

The garden is a very private space, not particularly overlooked by neighbouring properties to the rear. Enclosed to the perimeter by wooden fencing, mainly laid out lawn and a door to the side leading to the internal garage.

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 & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

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

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

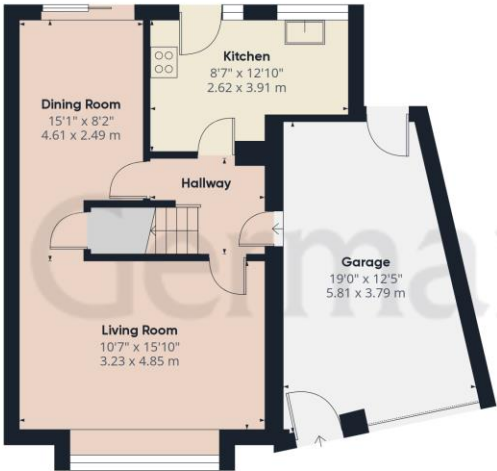
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

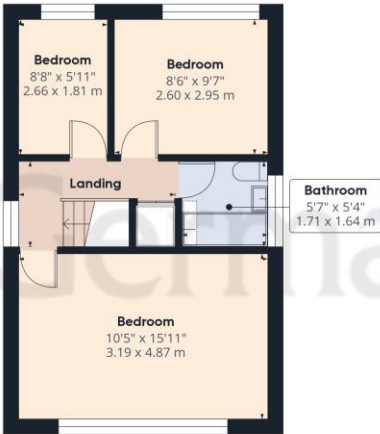
Our Ref: JGA/18032025

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
1000.39 ft²
92.94 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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Agents' Notes

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