

Field Lane

Burton-on-Trent, Staffordshire, DE13 0NJ

John German



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£500,000

An outstanding home that has been renovated, extended and significantly enhanced featuring a stunning and stylish interior standing on a fabulous south facing garden plot with views, large expansive drive and a garage.

This exceptional home features a stylish and upgraded interior seamlessly blended with its 1920's origins. Set in a highly regarded non estate location yet still being within easy reach of local amenities including a Co-Op store, Queens Hospital, countryside walks and well placed for schools of all ages.

The property stands on a fabulous south facing garden plot with wonderful views to the rear along with an expansive block paved driveway giving access to the garage having period style doors in a 1920's style and internally has useful mezzanine loft style storage.

A feature oak porch with entrance door opens into a welcoming reception hall having stairs to the first floor and ornate tiled floor. High ceilings are a feature throughout the ground floor enhancing the feeling of space. To your left is the first of the reception rooms - a light filled sitting room with a front facing bay window, currently used as a guest room/fourth bedroom.

Along the hall is a cosy snug style lounge with a focal point log burner and fitted shelving either side.

Without doubt the highlight of the ground floor is the fabulous open plan living/dining/kitchen with two roof lanterns and bi-fold doors pouring in natural light. The beautifully appointed bespoke kitchen has a comprehensive range of two tone units with contrasting oak block work surfaces and a matching large island providing a centrepiece, perfect for families and entertaining. There is an integrated dishwasher and wine chiller plus space for a range style cooker and large fridge freezer. The spacious living and dining area has plenty of space for a table and chairs plus soft seating. Leading off is a utility room with additional appliance space, fitted cupboards, door to the side and a useful internal door into the garage.

Also off the hall is a boiler/storage cupboard and a refitted guest's cloakroom having a Savoy suite including a WC, wash hand basin, column radiator and window to side.

On the first floor there are three bedrooms, two double sized rooms and one single that is currently used as a home office/study. The bathroom has been stylishly reappointed having a Savoy suite including a roll top bath with claw and ball feet, shower with sliding screen, high level WC and wash basin with towel rail along with a column radiator and window to rear.

The sizeable rear garden is another feature having a slate paved terrace ideal for outdoor dining beyond which lies a shaped lawn with ornamental pond providing the centrepiece. A pathway leads to the top of the garden where a pergola has power with double socket for lighting, a perfect retreat to sit and enjoy the stunning views beyond the garden.

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

Electricity supply: Mains

Sewerage: Mains

(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 D

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

Our Ref: JGA/11042025

Parking: Drive and garage

Water supply: Mains

Heating: Mains gas

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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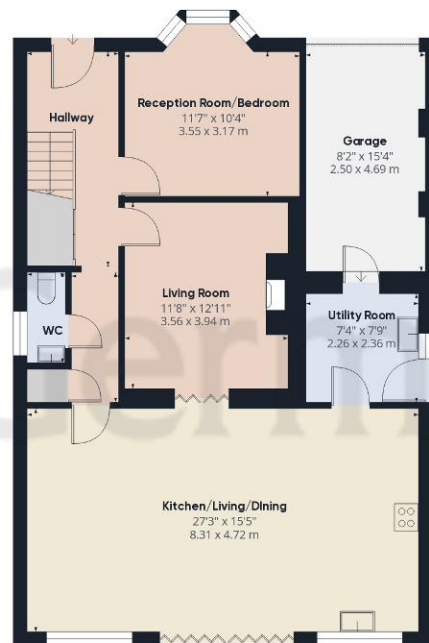










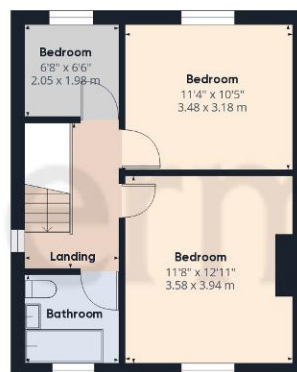


Ground Floor

Approximate total area⁽¹⁾

1447.62 ft²

134.49 m²



Floor 1

(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 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.

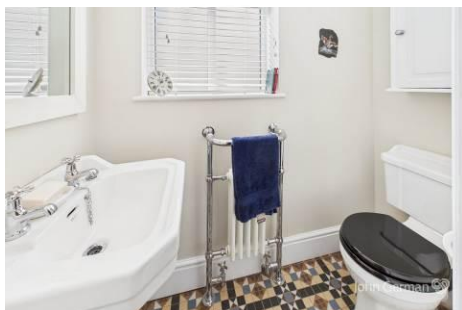
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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