

Field Lane

Burton-on-Trent, DE13 0NN

John German



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£439,950

This elegantly styled home has been extended to offer a stunning interior, blending new and old, featuring an amazing open plan kitchen/diner with bifolds, beautifully presented living and sitting rooms, set on a superb, private garden plot with drive, carport and garage.

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This outstanding home offers a stunning blend of character combined with modern living. Extended and elegantly styled by the current owners, creating an exceptional kitchen/diner space perfect to entertain, together with two reception rooms and the flexibility of either a three or four bedroom layout, depending on a buyers needs.

Enjoying a lovely non estate location with amenities and schools for all ages close by, with excellent transport links and just a short drive from the town centre.

The property is set behind a gravelled drive with a useful carport leading to the garage.

The hall offers the perfect entrance with fitted storage and feature Crittall style glazed doors, allowing light to flow into the downstairs space.

To the right is a charming lounge with a dual aspect and exposed brickwork, followed by a good size home office, which could also be an ideal fourth bedroom on the ground floor. Also off the hall is a beautifully styled cloakroom, and double doors open into a lovely sitting room, which links superbly to the kitchen and has a window framing views to front.

The kitchen is the 'wow' room in the house; a quality space with bifold doors seamlessly linking the inside and outside, with a roof lantern pouring in plenty of natural light. It's a well appointed space with the island as the centre piece, feature brick wall and fitted units, ceramic sink, a useful pantry style cupboard and a range available by negotiation.

To the first floor where there are three well proportioned bedrooms. The master has fitted storage, a shower cubicle and wash basin. The two other bedrooms have use of the family bathroom.

Outside, there is plenty of space, featuring a generous rear garden with a good degree of privacy, a gravelled drive and carport.

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 & carport

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 E

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

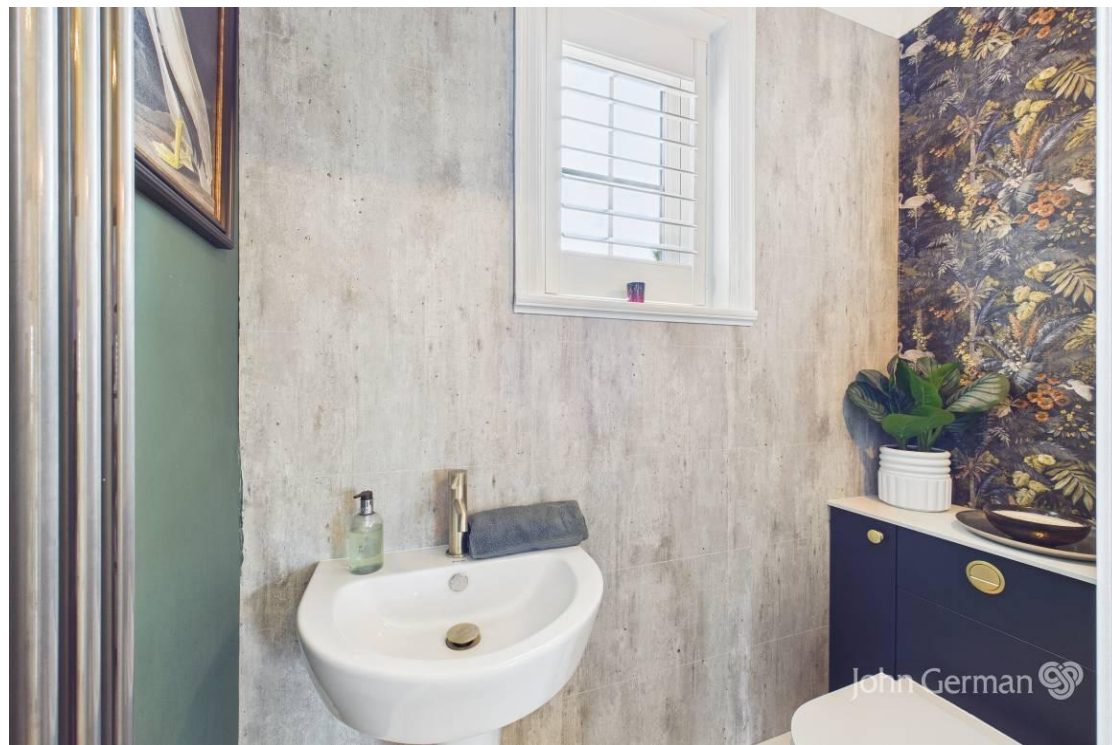
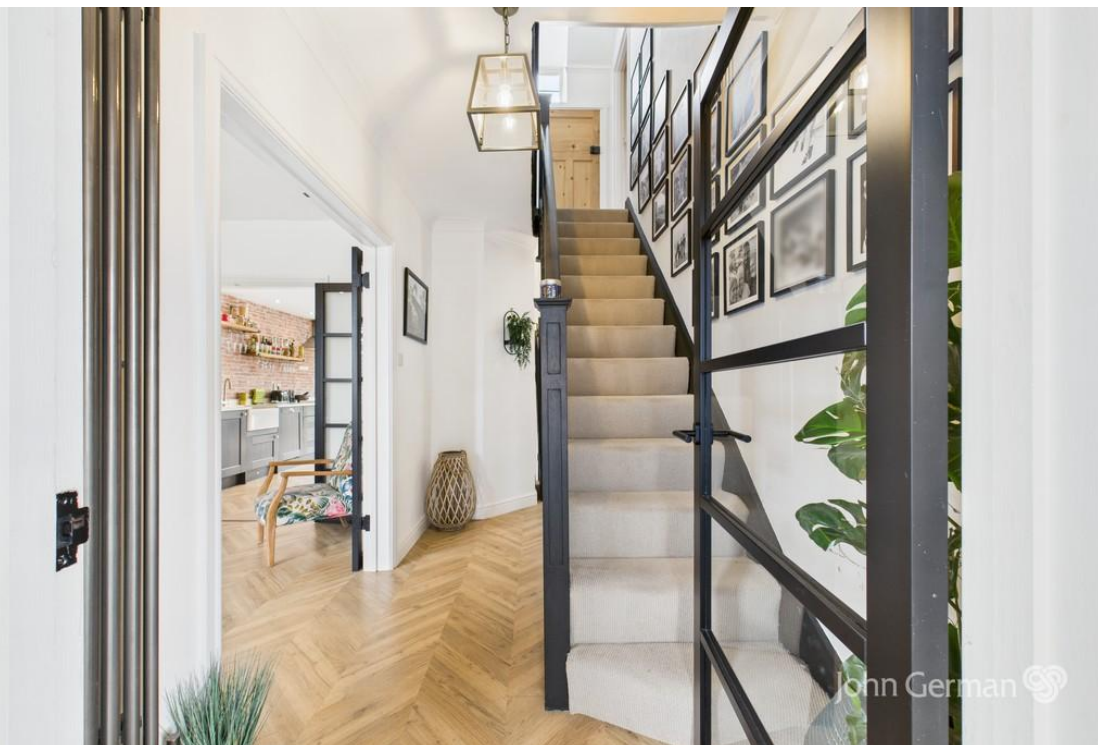
Our Ref: JGA/19082025

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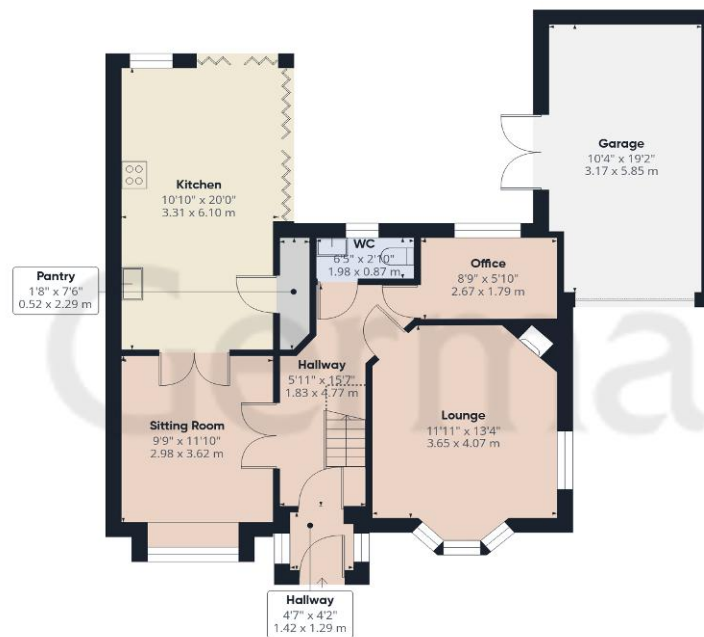




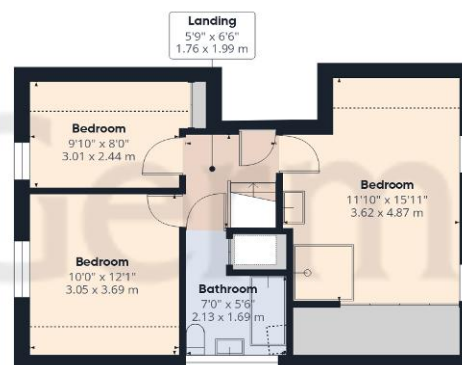








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1405 ft²

130.5 m²

Reduced headroom

70 ft²

6.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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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	63 D	
39-54	E		
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



