



Field Lane, Burton Upon Trent, DE13 0NH
Offers In Excess Of £370,000

Nicholas
Humphreys

Field Lane, Burton Upon Trent

**** Deceptive Three Storey Home ** Four Double Bedrooms ** Impressive Lounge Diner ****

A delightful family detached home offering spacious accommodation across three floors with impressive views to the rear aspect with a generous garden. The accommodation is set across three floors and provides; reception hallway, an open plan lounge diner with two sets of Bi-fold doors onto the rear garden, study, fitted kitchen diner and utility.

There are four double bedrooms, with two en-suites and a family bathroom. The property is set back from the road with block paved driveway and steps down to the established generous rear garden with raised decking offering a delightful view of the surrounding area. All viewings by appointment only.



The Accommodation

Set back from the road with front entrance door into the welcoming reception hall.

Reception Hallway

A long reception hallway space with doors leading to the the kitchen diner, master bedroom on the rear aspect, two double bedrooms across the front elevation, and central family bathroom. There are two sets of stairs leading to the first floor level with further bedroom & en-suite, and the lower rear garden level, with lounge, dining room and study.

Kitchen Diner

4.57m;3.05m max x 3.91m max (15;10 max x 12'10 max)

Located on the rear elevation with an impressive view, fitted with a selection of matching wall and base units, having a granite preparation work surface, central island bar with under counter, radiator, space for fridge freezer, and range cooker space, uPVC side access door to the front elevation and open plan to the utility.

Utility

2.39m x 1.85m (7'10 x 6'1)

Fitted with granite work surface, and being open with the kitchen has an integrated dishwasher, freestanding space for washing machine and windows to both front and rear aspects.

Lower Level Lounge Diner

8.13m x 3.66m (26'8 x 12'0)

Located on the lower level at the rear of the home with two set of Bi-fold doors leading onto the established rear garden, radiators, additional sky light windows and inset spotlights. Open plan to the study.

Lower Level Study

3.66m x 2.97m (12'0 x 9'9)

With spotlights and stairs rising back up to the ground/ street level.

Master Bedroom

4.11m x 3.68m (13'6 x 12'1)

Located on the ground/ street level on the rear aspect with an impressive view of the rear garden, radiator and door to the en-suite.

En-suite Shower Room

3.66m x 1.68m (12'0 x 5'6)

A modern fitted en-suite offering a three piece suite comprising: WC, wash hand basin with mixer tap, vanity unit with illuminated mirror above, walk in shower area with shower over and glass screen, tiled walls, recessed spotlighting, and a heated ladder towel rail.

Front Double Bedroom Three

3.99m x 3.61m (13'1 x 11'10)

A double bedroom on front aspect with radiator & uPVC window.

Front Double Bedroom Four

3.68m x 3.61m (12'1 x 11'10)

Located on the front aspect with radiator & uPVC window.

Family Bathroom

2.13m x 1.75m (7'0 x 5'9)

With a three piece suite comprising: WC, hand wash basin with mixer tap, bath with electric shower above, tiled walls, radiator and a double glazed window to the side elevation.

First Floor Bedroom Two / Guest Suite

4.83m max x 3.00m (15'10 max x 9'10)

Occupying the first floor level of the home with built-in eaves storage, double glazed windows to the front and rear elevations, radiator and a door leading to the en-suite shower room.

En-suite Shower Room

Fitted with a three piece suite comprising: WC, hand wash basin with mixer tap and vanity unit below, shower cubicle with glass door and radiator.

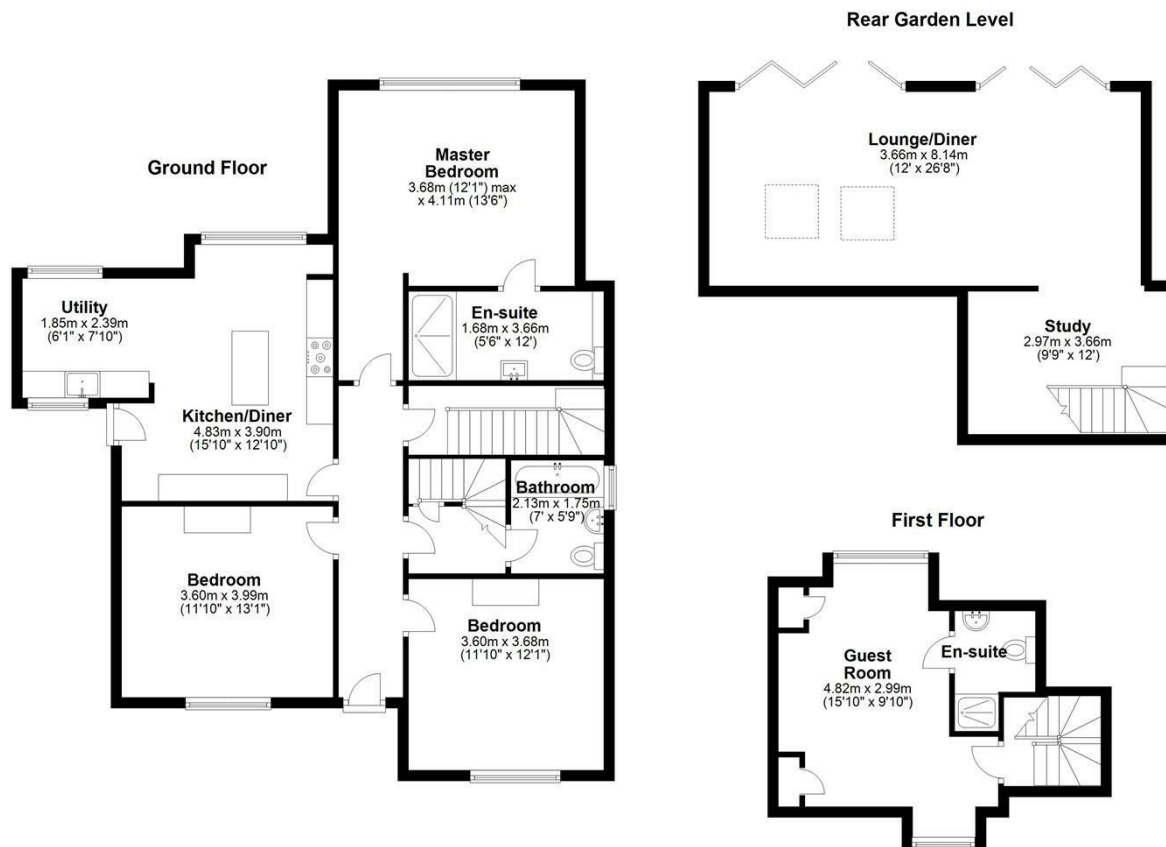
Outside

Outside to the front elevation the home is set back from the road with a driveway and side gate to the rear elevation at the lower level. There is a generous garden which has a beautiful decked area alongside the lounge diner. ideal for seating & entertaining, with steps leading down to a well kept lawn and rear patio at the bottom of the garden.

Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Council Tax Band E
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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