

Field Rise, Burton-On-Trent, DE13 0NR

Nicholas Humphreys

Asking Price £230,000

A beautifully presented three-bedroom detached home occupying a desirable residential cul-de-sac position, conveniently located for local schools and amenities.

The property offers a welcoming reception lounge, impressive open-plan dining kitchen with contemporary white high-gloss units and integrated cooking appliances, three first-floor bedrooms and a stylishly appointed shower room with walk-in double shower enclosure.

Outside, the home benefits from a front lawned garden, side driveway providing off-road parking and an attractive enclosed, tiered rear garden with block-paved patio, gravelled seating area and timber decking. Tastefully decorated throughout, this appealing home is ideally suited to first-time buyers and growing families. Viewing is highly recommended and strictly by appointment.





The Accommodation
Set back from the road behind a lawned front garden, the property benefits from a side driveway providing off-road parking, with a pathway leading to the double-glazed front entrance door.

Upon entering the home, you are welcomed into an inviting reception lounge, positioned across the front elevation of the property. This comfortable living space features a UPVC double-glazed window, double radiator and attractive laminate flooring, with a staircase rising to the first-floor accommodation. The laminate flooring continues through to the impressive open-plan dining kitchen.

Ground Floor
The modern fitted dining kitchen is a particular feature of the home, offering a stylish and practical space for everyday family living and entertaining. The kitchen is comprehensively fitted with an extensive selection of white high-gloss base cupboards and drawers, complemented by matching eye-level wall units and glazed display cabinets. Integrated appliances include a built-in oven, four-ring electric hob and extractor hood above, together with provision for an American-style fridge freezer, washing machine and slimline dishwasher. The gas central heating boiler is concealed.

Inset ceiling spotlights enhance the contemporary finish, whilst a UPVC double-glazed window provides natural light. The dining area offers ample space for a family dining table, with double-glazed sliding patio doors opening directly onto the enclosed rear garden, creating an excellent connection between the indoor and outdoor living spaces.

First Floor
To the first floor, the landing benefits from a UPVC double-glazed window to the side elevation, providing natural light, together with access to the loft space and doors leading off to the three bedrooms and family shower room.

The principal bedroom is positioned across the front elevation of the home, offering a comfortable double bedroom with a UPVC double-glazed window and radiator.

The second bedroom enjoys a pleasant outlook over the rear garden, with a UPVC double-glazed window and radiator, providing an ideal additional bedroom or guest accommodation.

The third bedroom is positioned to the front elevation and benefits from a UPVC double-glazed window and double radiator, offering versatility as a child's bedroom or home office.

Completing the first-floor accommodation is the contemporary fitted shower room, stylishly appointed with a modern three-piece suite comprising a low-level WC, wash hand basin with vanity storage cupboard beneath and a spacious walk-in double shower enclosure incorporating a thermostatically controlled shower with twin shower heads. Complementary wall and floor tiling, inset ceiling spotlights, a chrome heated towel rail and UPVC double-glazed window complete this attractive and practical space.

Outside
To the front elevation, the property is set back from the road behind an established lawned garden, with a driveway extending along the side of the home providing off-road parking. Gated side access leads through to the enclosed rear garden.

The rear garden has been thoughtfully arranged over several levels, providing a selection of outdoor seating and entertaining areas. Immediately adjoining the property is a block-paved patio, ideal for outdoor dining, with steps rising to an additional tier incorporating a gravelled patio and timber-decked seating area. A further garden area extends towards the far rear boundary, offering additional outdoor space and scope for individual landscaping preferences.

The enclosed setting and variety of seating areas make the garden an attractive extension of the living accommodation, particularly during the warmer months.

Location
Field Rise enjoys a desirable residential cul-de-sac setting, conveniently situated for access to a range of local amenities, including schools, shopping facilities and everyday services. The location provides an appealing balance of residential surroundings and accessibility, making the property particularly attractive to families and first-time purchasers.

Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
Photographic Disclaimer: Images may have been digitally enhanced to improve lighting, clarity and natural colour balance. Such enhancements are intended for presentation purposes only and do not materially alter the property's appearance, features or condition.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents 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. 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. Draft details awaiting vendor approval and subject to change















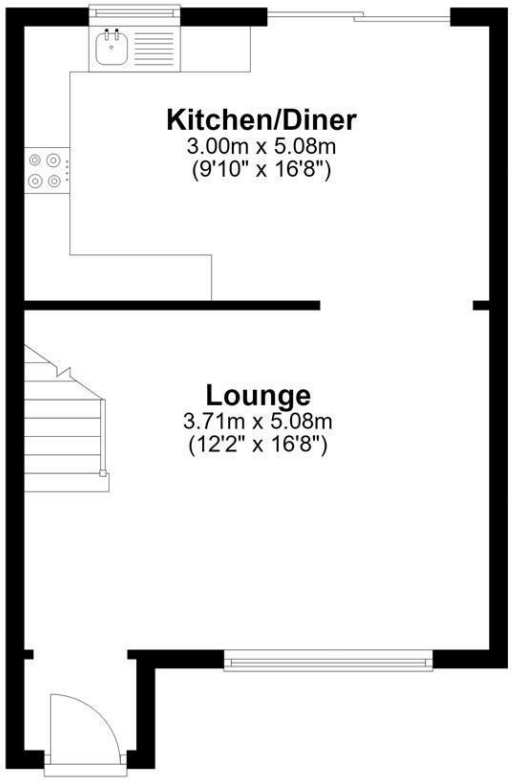




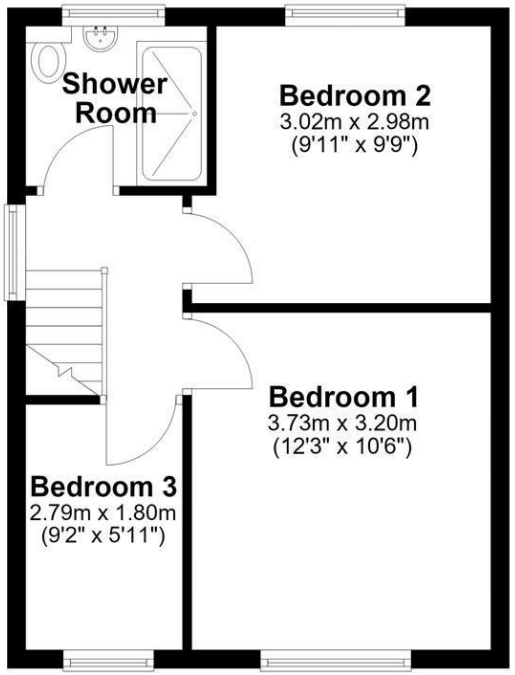




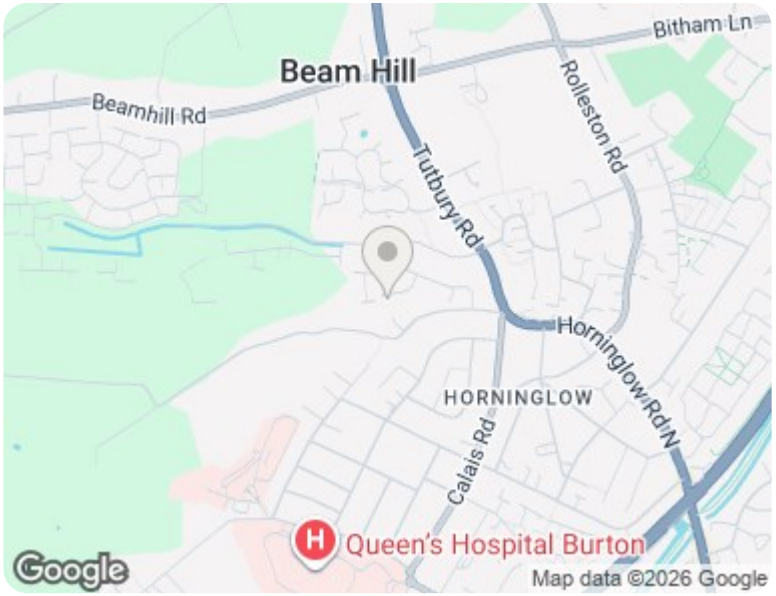
Ground Floor

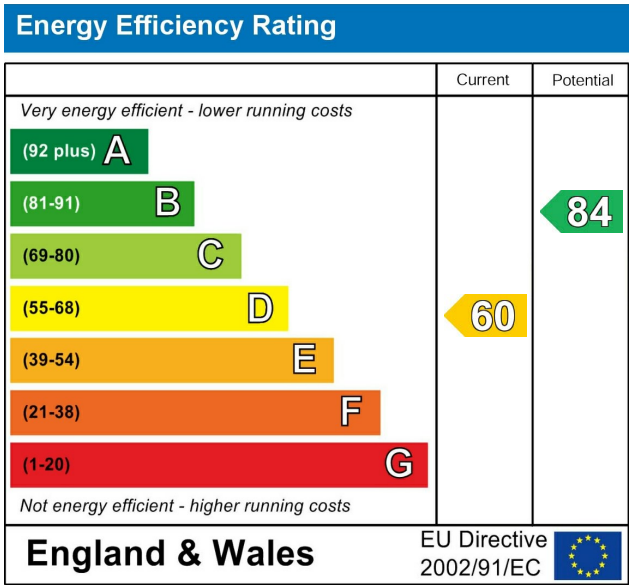


First Floor



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.





This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

Important Notes, Charges & Selective Licence Areas **Council Tax Band C** **Freehold**

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

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.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme