

# Field Lane

Burton-on-Trent, DE13 0NN

John  
German





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£450,000

A substantial character bungalow in a superb non-estate location, on a large garden plot with a large expansive driveway, detached double garage/workshop and low maintenance gardens. A versatile three/four bedroom layout, plus an impressive open plan refitted dining kitchen with bifold doors.



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Boasting wonderful far reaching views, the bungalow offers a superb flexible home for a large family or those just wanting plenty of space. It also has the advantage of a substantial drive with vehicular side access to the rear where there is a fantastic detached double garage/workshop with an inspection pit, perfect for car enthusiasts. The property is set in a lovely non-estate location handy for amenities.

The front door opens into a welcoming porch leading to the hall where doors lead off to the living accommodation.

There are two double bedrooms to the front of the bungalow, both generously sized with bay windows framing views to front, one also has a log burner and could be used as a reception/sitting room.

The spacious living room has a window to side and a contemporary log burner. An opening leads through to an impressive and substantial double bedroom with views to rear, fitted storage across one wall, window seat and a built in storage cupboard housing the central heating boiler. This room could alternatively make a fab reception room/lounge should a buyer wish.

The fourth bedroom is a comfortable single.

There is also a handy utility room/guest WC off the hallway.

A short staircase from the hall leads down to the lower ground floor, where there is a living/dining space with a log burner, plus a shower room off.

The highlight of the bungalow is an amazing fitted kitchen with a roof lantern over and two sets of bifold doors seamlessly connecting the kitchen and the garden. The kitchen is superbly appointed with a range of units and a large matching island with breakfast bar, integrated double oven, hob, extractor, space for further appliances and spotlights. This is a fabulous space to entertain.

The bungalow stands on a large plot with the benefit of low maintenance gardens for an easier approach. There is a split level paved terrace ideal for patio furniture and the side gate has a pedestrian opening which can then be fully opened for vehicle access to the garage.

The loft has a fold down ladder, skylight and power points.

**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 & double 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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/26032026

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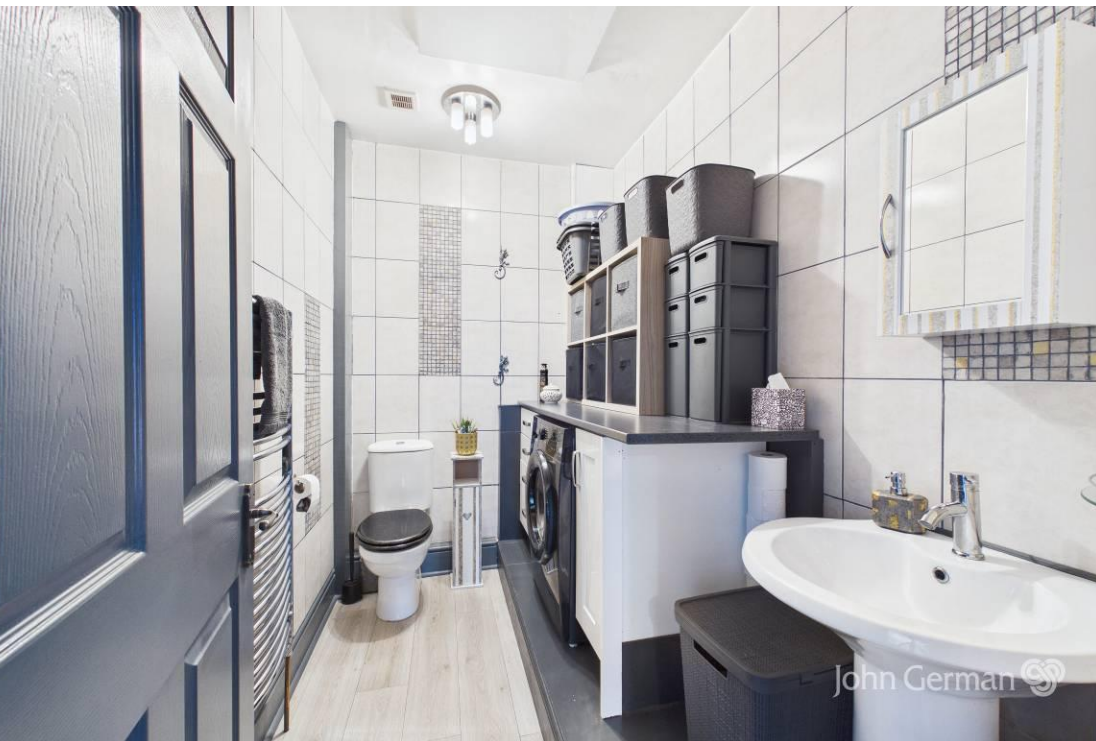
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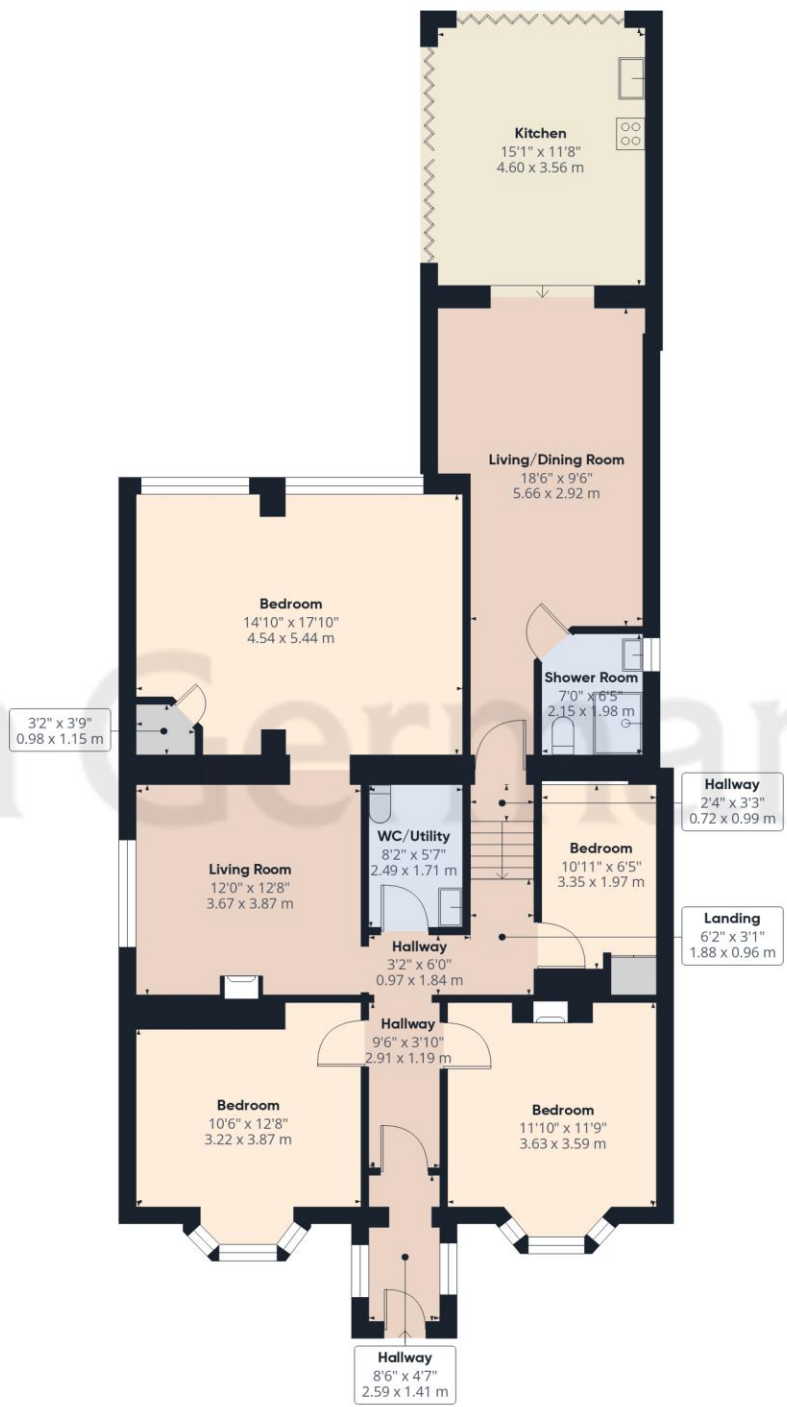












Approximate total area<sup>(1)</sup>

1434 ft<sup>2</sup>

133.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

Ground Floor Building 1





## 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.

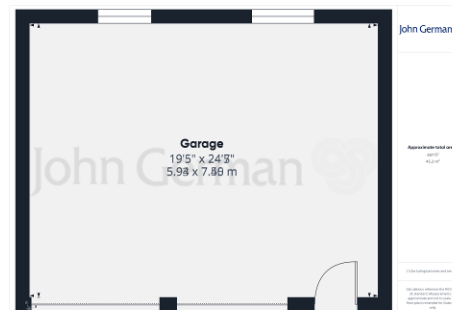
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		



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