

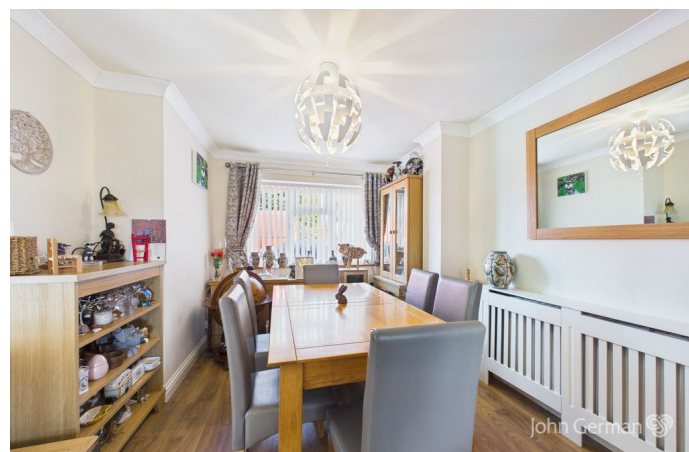
# Field Lane

Burton-on-Trent, DE13 0NJ



Set within an impressive south-facing plot on one of Burton-on-Trent's most desirable residential roads, this detached three-bedroom home combines beautifully maintained gardens with exciting development potential. Offering spacious accommodation, elevated views and approved planning permission for a substantial two-storey side extension, the property presents a fantastic opportunity to create a significantly larger family home in an established setting.

Guide Price £320,000



John German

The accommodation has been designed with family living in mind, with bright, welcoming interiors and a practical layout throughout. Positioned at the rear of the property, the main reception room enjoys an attractive outlook over the gardens, with French doors opening onto the patio to create a seamless connection between the indoor and outdoor spaces. Adjoining the lounge, the dining room provides an excellent setting for family meals or entertaining guests.

The kitchen has been thoughtfully appointed with a range of modern units, solid oak-style work surfaces and a traditional Belfast sink, while a selection of integrated appliances, including a fridge, freezer, dishwasher and wine cooler, ensure everyday convenience. A contemporary ground floor shower room further enhances the flexibility of the accommodation.

The first floor offers three bedrooms, two being doubles and one single which could be ideal as a nursery or study, all well served by a modern family bathroom. Two of the bedrooms benefit from elevated views across the rear garden and towards the surrounding landscape, adding to the property's sense of space and tranquillity. Stepping outside, the beautifully established rear garden is undoubtedly one of the home's finest features. Facing south and enjoying an abundance of sunshine throughout the day, it has been carefully landscaped to create a variety of spaces to relax and entertain. Sweeping lawns, mature trees, established planting and paved seating areas combine to create a private and peaceful environment that is rarely found. To the front, a driveway provides off-road parking and leads to the attached garage.

Planning permission has already been granted for a substantial two-storey side extension Ref: P/2023/00267, offering purchasers the opportunity to significantly increase the living accommodation and create a superb four-bedroom family home, should their requirements evolve over time.

Field Lane is recognised as one of Burton-on-Trent's most established and sought-after residential addresses, offering an excellent balance of convenience and lifestyle. A wide range of everyday amenities, including supermarkets, independent retailers, healthcare facilities and Queen's Hospital, are all within easy reach. The area is particularly popular with families thanks to its selection of well-regarded schools, while nearby parks, woodland walks and open countryside provide excellent opportunities to enjoy the outdoors. Burton town centre offers an extensive range of shopping, dining and leisure facilities, with excellent transport connections via the A38 placing Derby, Lichfield and the wider Midlands comfortably within commuting distance.

**Tenure:** Free hold (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:** Driveway and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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)

**Our Ref:** JGA06072026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 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

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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.

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