

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
www.eaststaffsbc.gov.uk

Our Ref: JGA/26032026

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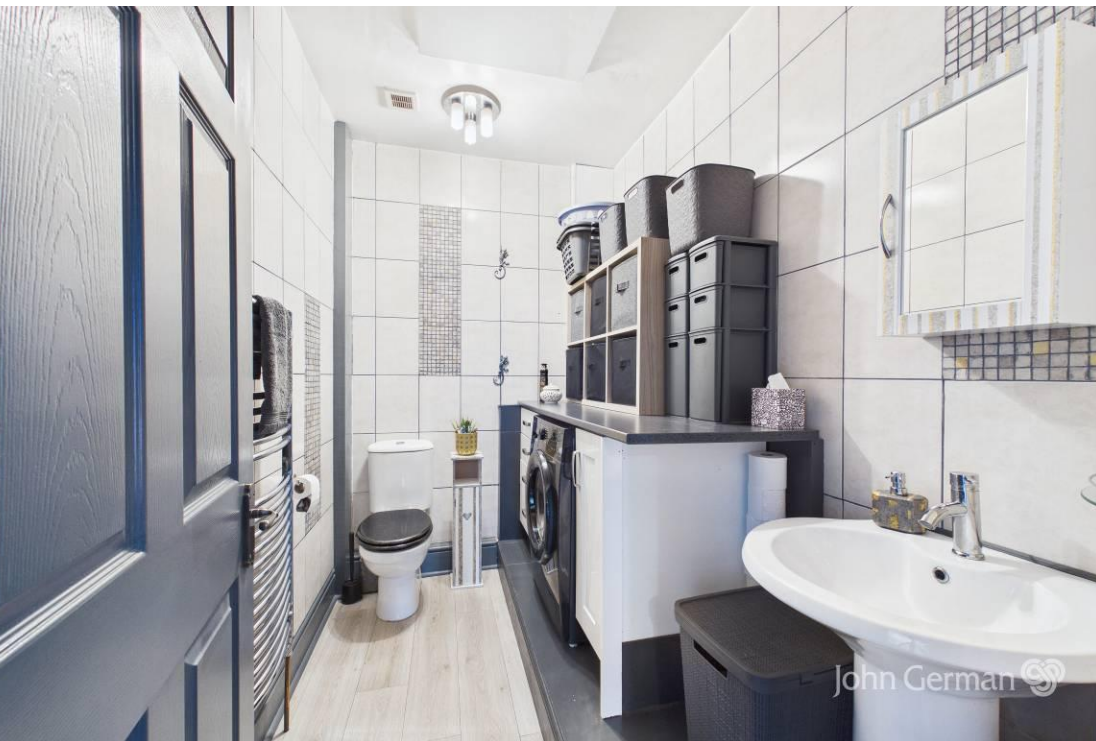
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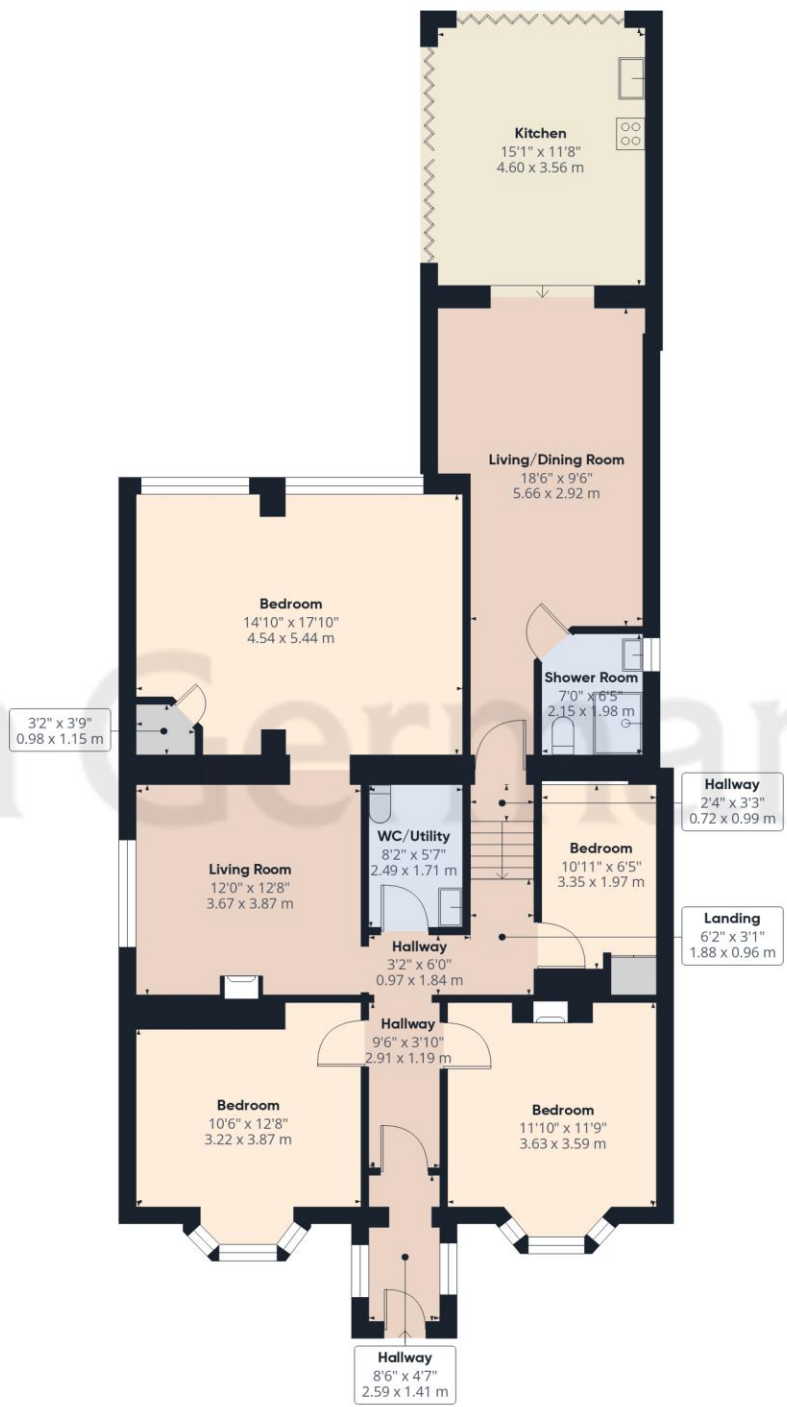












Ground Floor Building 1



Approximate total area⁽¹⁾

1434 ft²
133.2 m²

(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.



Agents' Notes

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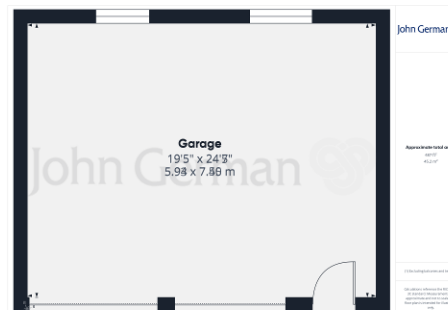
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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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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