

# Field Lane

Burton-on-Trent, DE13 0NH

John German



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John Gorman

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Offers Over £400,000

Occupying an elevated position on the ever-popular Field Lane, this beautifully presented 1930's link-detached residence effortlessly combines timeless character with modern family living. Boasting approximately 1,500 sq. ft. (139.3 m<sup>2</sup>) of internal accommodation, the property is distinguished by its striking Tudor-inspired façade, symmetrical frontage and charming bay windows, creating exceptional kerb appeal from the very first glance.

Approaching the property, you are welcomed by a substantial driveway providing ample off-road parking for at least two vehicles, alongside a barked front garden complemented by mature privacy hedging, offering both practicality and seclusion.

Entering through the entrance porch - ideal for removing coats and shoes - you are then welcomed via the original wooden front door featuring beautiful stained-glass detailing into a generous and inviting hallway. Instantly, the home's retained character is evident, with high ceilings, original internal doors, stained-glass features, contributing to the charm and warmth of this impressive family home.

Positioned to the left of the hallway is an elegant reception room, beautifully proportioned and centred around a feature fireplace, whilst the attractive bay window allows natural light to pour into the space. Mirroring this room on the opposite side of the hallway is the equally spacious main living room, again benefitting from a feature fireplace and identical bay window. From the living room, double doors open into the bright and airy sun room, a wonderful additional reception space enjoying panoramic views across Burton-on-Trent. With sliding doors opening outward, this room can be enjoyed throughout the seasons and creates a seamless connection between indoor and outdoor living.

Returning through the hallway, fitted storage cupboards provide useful practicality before leading through to the modern kitchen/diner. Thoughtfully designed for both family life and entertaining, the kitchen comprises an excellent range of wall and base units, drawers, integrated dishwasher, fridge, double sink, cooker inlet with fitted extractor and a central island breakfast bar. A large rear aspect window frames another spectacular elevated view, making even everyday cooking feel special. Leading off the kitchen is a rear hallway with external access, alongside a highly practical utility room housing the boiler, additional storage space and plumbing for both a washing machine and tumble dryer.

Ascending the staircase, complete with original carpet runner grips and traditional runner, the spacious first-floor landing is flooded with natural light. The principal bedroom is an exceptionally generous double room, comfortably accommodating a super king-size bed alongside additional furniture, and benefits from dual aspect windows creating a wonderfully bright atmosphere. Bedrooms two and three are also excellent-sized double bedrooms, meaning this is a home entirely free from the compromise of smaller "box rooms" often found in comparable properties. Completing the first floor is the family bathroom, fitted with a shower cubicle, bath and wash hand basin, all finished with full tiling for ease of maintenance. Adjacent is a separate WC, ideal for busy family living.

Externally, the rear garden is undoubtedly one of the home's standout features. Enjoying fantastic far-reaching views, the garden has been thoughtfully arranged across multiple tiers to maximise both entertaining and relaxation. Immediately adjoining the property is a generous patio area, perfectly suited to summer BBQs and outdoor dining, whilst the current owners have created an impressive bar and entertaining area, ideal for hosting family and friends whilst taking in the spectacular outlook. Steps lead down to a newly installed decked terrace, offering yet another versatile entertaining space, before continuing to the substantial lawned garden beyond. The size and layout of the plot offer enormous potential for further landscaping, family enjoyment or future development possibilities.

Attached to the property is a generously sized garage - the only point at which the property links to the neighbouring home - currently utilised in part as a gym space. Subject to the relevant planning permissions, the property also offers exciting scope for extension above the garage or to the rear.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & 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 E

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

**Our Ref:** JGA/15052026

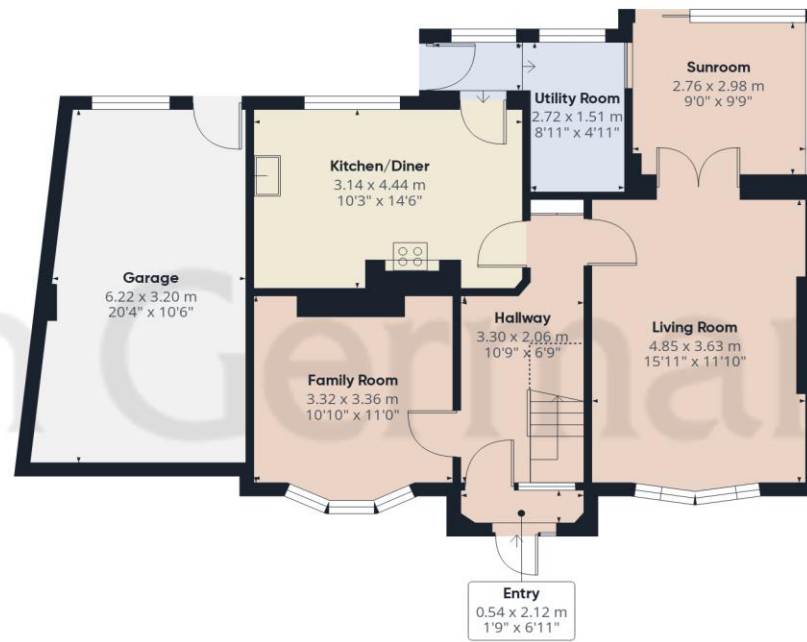
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Ground Floor

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

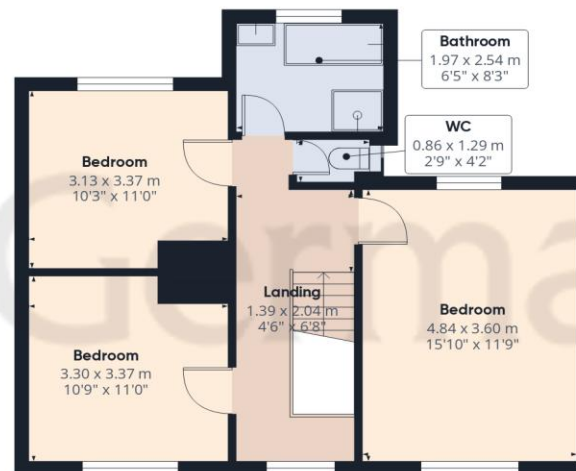
139.3 m<sup>2</sup>

1500 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

15 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360





### Agents' Notes

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