

Field Lane

Burton-on-Trent, , DE13 0NN

John
German



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Guide Price £365,000

Situated on the ever-popular Field Lane, this well-presented three-bedroom detached bungalow offers spacious and versatile accommodation throughout. Occupying a generous plot with a private enclosed rear garden, detached garage and ample off-road parking, with no upward chain and ready to move into.

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The accommodation has a unique split-level layout, creating a wonderful sense of space and character. Upon entering, you are welcomed into a generous entrance hall which provides access to all principal rooms.

To the front of the property is a spacious dining room, which retains an original feature fireplace, adding warmth and character.

There are three well-proportioned double bedrooms, all neutrally decorated and offering flexible accommodation to suit a variety of buyers, whether as bedrooms, guest rooms or a home office.

The bathroom has been fitted as a practical wet room and comprises a walk-in shower area, WC and hand wash basin, complemented by full-height tiling for a clean and contemporary finish.

The real heart of the home is found to the rear, where a stunning open-plan kitchen and living space has been thoughtfully designed for modern family living. The kitchen is fitted with a range of wall and base units together with ample worktop space, drawers, two sinks, an extractor fan, and designated space for a Rangemaster-style cooker, washing machine, dishwasher and fridge freezer.

A small set of steps leads down into the impressive living area, creating an attractive split-level design. This generous reception space comfortably accommodates a range of family furniture and enjoys an abundance of natural light thanks to French doors opening onto the garden, Velux roof windows and the vaulted ceiling with exposed supporting beams, creating a bright, airy and inviting atmosphere.

Outside, the property continues to impress. To the front, a well-maintained lawn is complemented by mature shrubs and established planting, while a mature hedge provides excellent privacy from the main road. A long driveway extends down the side of the property, providing ample off-road parking and leading to the detached garage.

The enclosed rear garden offers a fantastic space for entertaining and family enjoyment. A large paved patio provides the perfect setting for outdoor dining before leading onto a generous lawn. Beyond the garden are pleasant open views, enhancing the feeling of privacy and tranquillity.

Field Lane is a highly regarded residential location within Burton upon Trent, offering excellent access to a range of local amenities including shops, supermarkets, schools, healthcare facilities and regular public transport links. The property is also conveniently positioned for Burton town centre, the A38, and nearby countryside walks, making it an ideal choice for commuters and those seeking a balance between convenience and peaceful surroundings.

Offering spacious accommodation, a beautiful open-plan living space, generous gardens and the benefit of no upward chain, this superb detached bungalow presents an excellent opportunity for families, downsizers and anyone looking for flexible, move-in-ready accommodation in a sought-after location.

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: Traditional **Parking:** Drive & garage

Water supply: Mains

Sewerage: Mains

Electricity supply: 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 C







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

111 m²
1195 ft²

(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.

GIRAFFE 360



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Agents' Notes

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	74 C
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

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



