

CURRAN
BIRDS
+ CO

73, DE13
£325,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



BEAUTIFUL LARGE SOUTH FACING GARDEN & PLANNING PERMISSION FOR EXTENSION - An exciting opportunity to acquire this three-bedroom detached home, occupying a generous, mature, south-facing landscaped garden plot. The property also benefits from planning permission (P/2023/00267) for a substantial two-storey side extension, offering the potential to create a four-bedroom home with significantly expanded living space.

Positioned on one of the area's most sought-after roads, and within easy reach of Queen's Hospital in Burton, this well-proportioned property provides both immediate comfort and excellent future potential. The home enjoys a beautifully maintained mature garden, along with elevated, far-reaching views across Burton-on-Trent.





The Detail

The accommodation is thoughtfully arranged across two floors, offering a natural flow between living and dining spaces. The lounge sits to the rear, with French doors opening directly onto the patio – framing views across the landscaped garden and drawing in excellent natural light. A wide opening connects to the dining room, creating a sociable layout suited to both everyday living and entertaining.

The kitchen is fitted with a range of modern cabinetry, complemented by light oak worktops and a Belfast sink, along with integrated appliances including fridge, freezer, wine cooler and dishwasher. A useful ground floor shower room adds flexibility.

Upstairs, three well-proportioned bedrooms are served by a contemporary family bathroom. The principal and second bedrooms enjoy open aspects over the garden and surrounding greenery.

Externally, the rear garden is a standout feature – arranged over terraces with sweeping lawns, mature planting borders and multiple seating areas, offering privacy and space in equal measure. A driveway and garage complete the setting.





CURRAN BIRDS + CO

The Location

Field Lane occupies a well-regarded position within Burton-on-Trent, offering a balance between everyday convenience and access to open countryside. Local amenities are within easy reach, including supermarkets, independent convenience stores, a pharmacy and medical facilities, making daily routines straightforward.

For families, there are reputable schooling options nearby, while Queen's Hospital is also conveniently positioned. Green spaces and surrounding countryside provide opportunities for weekend walks and outdoor pursuits, giving the area a more relaxed, semi-rural feel despite its accessibility.

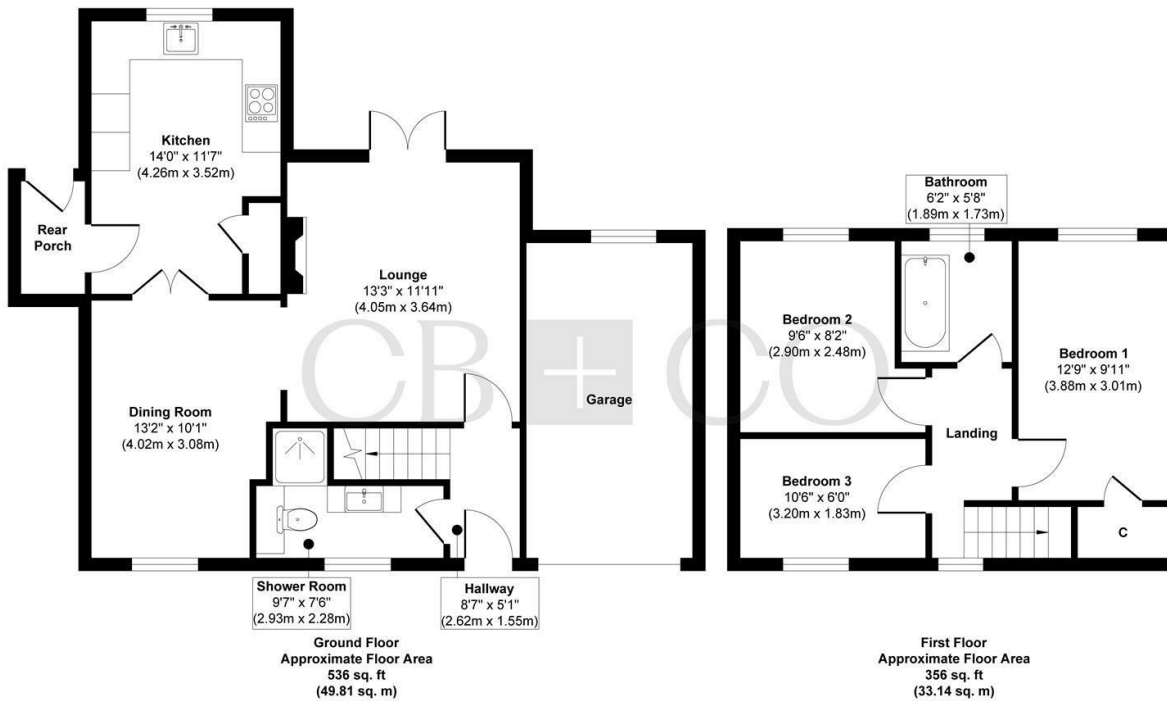
Burton town centre offers a range of cafés, restaurants and leisure facilities, while strong road links connect easily to Derby, Lichfield and the A38 corridor – making this a practical base for commuters seeking space without sacrificing connectivity.







73 Field Lane



Approx. Gross Internal Floor Area 892 sq. ft / 82.95 sq. m (Including Garage)

Illustration for identification purposes only. Measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Detached Three Bedroom Home with Planning Permission for Extension
- Generous Plot - Beautiful Mature South Facing Rear Gardens
- Exciting Potential - Scope To Extend & Re-Model
- Entrance Hallway, Ground Floor Shower Room WC
- Open Plan Lounge and Dining Room & Well Appointed Kitchen
- Three Bedrooms & Bathroom
- Generous Driveway & Attached Single Garage
- Close to Queens Hospital Burton
- Excellent Access to Local Shops & Amenities
- Close to Open Countryside

Size

Approx 892.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

D

CURRAN BIRDS + CO

Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved