

# Field Lane

Burton-on-Trent, DE13 0NN

John German



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Offers Over £325,000

Well presented three-bedroom detached dormer bungalow with detached garage, extensive driveway, balcony views and exceptional versatility.

Occupying a sought-after position on the ever-popular Field Lane in Burton-on-Trent, this beautifully presented three-bedroom detached dormer bungalow offers spacious and highly versatile accommodation, making it perfectly suited to a wide variety of buyers. Whether you are a growing family, professional couple, downsizer seeking downstairs living, or those looking for a home ideal for multigenerational living, this property offers the flexibility and space to adapt to changing needs for years to come.

From the moment you arrive, the property makes a wonderful first impression. A long sweeping driveway extends from the front approach and gradually widens as it leads down to the bungalow, creating an impressive sense of space and practicality. The driveway comfortably provides off-road parking for several vehicles and is sufficiently generous to accommodate the substantial detached garage, making it ideal for families with multiple cars, visiting guests, or those in need of workshop and storage space.

The frontage is equally appealing, benefitting from a well-maintained lawned area together with a low-maintenance landscaped garden surrounding the steps and ramped pathway, offering both accessibility and kerb appeal.

Internally, the home has been neutrally decorated throughout, allowing any buyer to move straight in and make it their own with ease. The welcoming entrance hallway provides immediate access to the principal ground-floor accommodation and includes useful under-stair storage. A key strength of this property is its exceptionally flexible layout. The ground floor offers two generous double bedrooms, both comfortably accommodating double beds alongside additional furniture such as wardrobes and drawers. This makes the property particularly attractive for buyers requiring single-level living, elderly relatives, teenagers wanting their own space, or those working from home.

The ground floor is also served by a well-appointed family bathroom, fitted with a bath with shower over, WC and hand wash basin, perfectly positioned for convenient everyday use.

To the left-hand side of the property are two reception rooms that flow beautifully into one another, creating a warm and sociable living environment. The cosy living room is centred around a charming log burner, providing a focal point and a welcoming atmosphere during the colder months. This leads seamlessly into the formal dining room, ideal for family dining, entertaining, or hosting guests.

Beyond this sits the generously sized fitted kitchen, featuring an excellent range of wall and base units, drawers, ample work surfaces, integrated oven, gas hob, extractor fan, double sink, integrated fridge freezer and space for a washing machine. A large window above the sink provides lovely views over the rear garden and allows natural light to flood the room.

From the kitchen, a rear door opens onto a spacious patio area, ideal for outdoor dining, summer barbecues and entertaining. Steps lead down to the private rear lawn, creating a low-maintenance yet versatile garden space, perfect for those who enjoy gardening, container planting, or simply relaxing outdoors in privacy.

The first floor is dedicated to a superb master suite, which truly elevates the home. This spacious double bedroom benefits from a walk-in wardrobe and a private en-suite with WC and hand wash basin, offering a peaceful retreat away from the main living areas. One of the standout features of the property is the decked rear balcony, accessed directly from the master suite. Enjoying spectacular far-reaching views, this is a fantastic lifestyle space, especially during the summer months - perfect for morning coffee, evening drinks, or simply taking in the peaceful surroundings.

Location is another major selling point. Field Lane is a highly regarded residential area that offers the perfect balance of convenience and lifestyle. The property is within easy reach of a range of local shops, supermarkets, convenience stores, cafés, takeaways and healthcare services, ensuring all day-to-day essentials are close at hand. Families are particularly well catered for, with several well-regarded schools nearby, including Burton Fields School, Horninglow Primary School, Scientia Academy and The de Ferrers Academy, all within a short distance. For commuters, the property enjoys excellent transport connections, with Burton-on-Trent railway station approximately 1.3–1.4 miles away, offering rail links to Derby, Birmingham and beyond, while the A38 and A50 provide straightforward access to surrounding towns and cities across the Midlands. For those who enjoy the outdoors, the area is well placed for pleasant local walks, nearby green spaces, open countryside and riverside routes, making it an excellent choice for dog walkers, families and buyers who appreciate access to nature.

With motivated sellers, versatile living accommodation, a highly desirable location and superb outdoor space, this exceptional bungalow must be viewed to be fully appreciated.

**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 & garage      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Mains gas

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

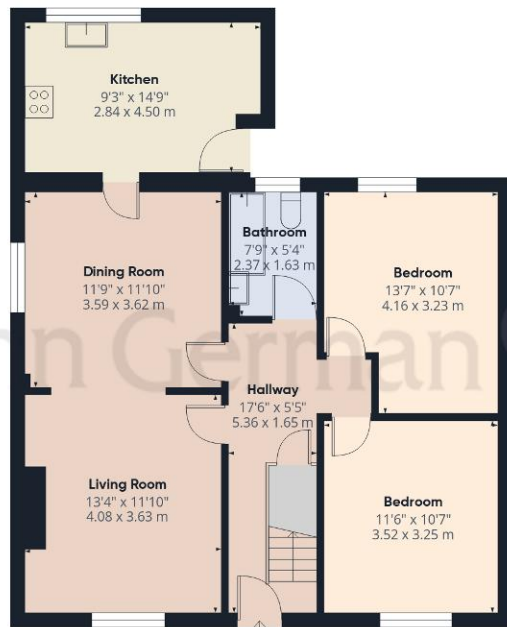
**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1275 ft<sup>2</sup>

118.5 m<sup>2</sup>

**Reduced headroom**

27 ft<sup>2</sup>

2.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
 Our Ref: JGA/31032026

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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

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