

# Field Lane

Burton-Upon-Trent, DE13 0NN

John   
German





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Guide Price £495,000

A substantial extended and improved character bungalow in a superb non estate location on a large garden plot with a large expansive driveway, detached double garage, low maintenance gardens together with a versatile three/four bedroom layout and an impressive open plan refitted dining kitchen.



Situated on the popular non estate location of Field Lane with views to rear is this highly impressive, extended and improved detached character bungalow. The property features a flexible layout ideal for a multitude of different buyers, well presented throughout and ready to move into. Set behind a large expanse of driveway and gravelled front garden providing plenty of off road parking with gates to sides leading down to a detached double garage/workshop with twin up and over front entrance doors, additional pedestrian entrance door and an inspection pit, perfect for a car enthusiast or those seeking a large workshop space.

The bungalow itself has a canopy porch with a front entrance door opening into the reception hallway with doors leading off. To the right there is a charming sitting room with log burner providing the focal point and bay window framing views to front. This room could also be utilised as a bedroom. Across the hallway is bedroom two, a generous double with fitted wardrobes providing plenty of storage, and window framing views to front.

Further down the hallway is a door off to a superb family room with contemporary log burner adding a cosy feel, window to side and archway leading through to one of the highlights of the property which is an impressive open plan kitchen/diner with a generous dining area having roof lantern over, fitted cupboards across one wall, window framing views to rear and an open plan feel through to a smart fitted kitchen. The kitchen is equipped with a range of base and eye level units with work surfaces over, sink and drainer unit, window framing views to rear, door to side and a useful utility cupboard having space and plumbing for washing machine.

Off the main entrance hall there is also a well appointed bathroom comprising panelled bath, pedestal wash hand basin and WC. A further door off leads to bedroom three/dressing room with window framing views to rear. This could also make an ideal work from home space. Stairs then move down to a lower level where there is a superb master suite featuring a large bedroom area and an en suite shower room comprising shower cubicle, pedestal wash hand basin and WC. The bedroom area itself is generous in its proportions and features a log burner. This could also be utilised as additional living space having patio doors opening though into an impressive garden room with roof lantern over, spotlights and bi fold doors opening out to rear gardens.

The rear gardens offer a fantastic quality outdoor space with a paved terrace ideal for outside dining and entertaining, together with further gravelled driveway leading to the detached double garage.

The loft has a fold down ladder, is carpeted with skylight, light and power points.

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

**Property construction:** Brick. **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:** FTTC - 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](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/28032024



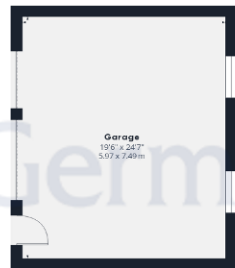




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2178.79 ft<sup>2</sup>  
202.42 m<sup>2</sup>

**Reduced headroom**

356.79 ft<sup>2</sup>  
33.15 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 43 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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