

# Field Lane

Burton-on-Trent, DE13 0AA

John German






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£750,000



An amazing extensive detached bungalow standing on a wonderful 0.54 acre garden plot surrounded by fields, just a short distance away from conveniences & schools for all ages. Beautifully presented throughout with electric gated drive, double garage, four bedrooms, two bathrooms, two reception rooms & a superb open plan breakfast kitchen/living space.

This wonderful detached bungalow offering a substantial amount of accommodation enjoys lovely rural surroundings yet with the convenience of being just a few minutes drive away from amenities including a Co-op store, Burton-on-Trent town centre and schools for all ages, whilst having countryside walks on its doorstep. The village of Anslow is also just a short distance away.

Beautifully presented throughout and ready to move into, set behind a huge expanse of tarmac driveway providing extensive parking accessed via remoted electric gates and giving access to the garage with twin electric up and over front entrance doors.

A canopy porch has front entrance door which opens into the reception hallway having flagstone style floor, doors leading off and windows to front. There are two reception rooms, the first of which is a good sized lounge featuring an inglenook style fireplace with a log burning stove providing the focal point, and French doors opening out to a paved terrace in the rear garden.

Double doors from the lounge open into a superb formal dining room with a raised ceiling and recessed lighting. This room enjoys a lovely dual aspect with window framing views across the rear garden and French doors opening out to a paved side terrace.

The highlight of the living accommodation is a superb refitted and upgraded breakfast kitchen/living space equipped with a range of base and eye level units with work surfaces over, together with a large centre island with breakfast bar. This room is perfect to entertain or for the family to get together. A brick style chimney breast has space within for a range style cooker, the work surfaces are granite and there is a Belfast sink, spotlights to ceiling, ample space for armchairs or a breakfast table, and window framing views to side. Doors lead through to a useful pantry providing excellent storage, and a separate utility room with additional appliance space, door to side and the advantage of an internal door opening into the double garage.

The property features four bedrooms with the master enjoying a lovely position within the property having views across the rear garden, together with a dressing room fitted with built in storage cupboard, airing cupboard and a well appointed en suite shower room with shower cubicle, pedestal wash hand basin and WC.

Bedrooms two, three and four are all generously sized and share a superb character style bathroom with a rolltop free standing bath with claw and ball feet, pedestal wash hand basin, WC and wet room style shower with a glass brick screen. Bedroom four is also utilised as a home office/study adding versatility to the layout.

The property stands in wonderful gardens which are extensively laid to lawn with established hedging and borders, together with a superb, paved terrace ideal for outside dining and entertaining.

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

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank - buyers are advised to check its suitability

**Heating:** Oil

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

**Broadband type:** TBC - 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 F

**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/26062024

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

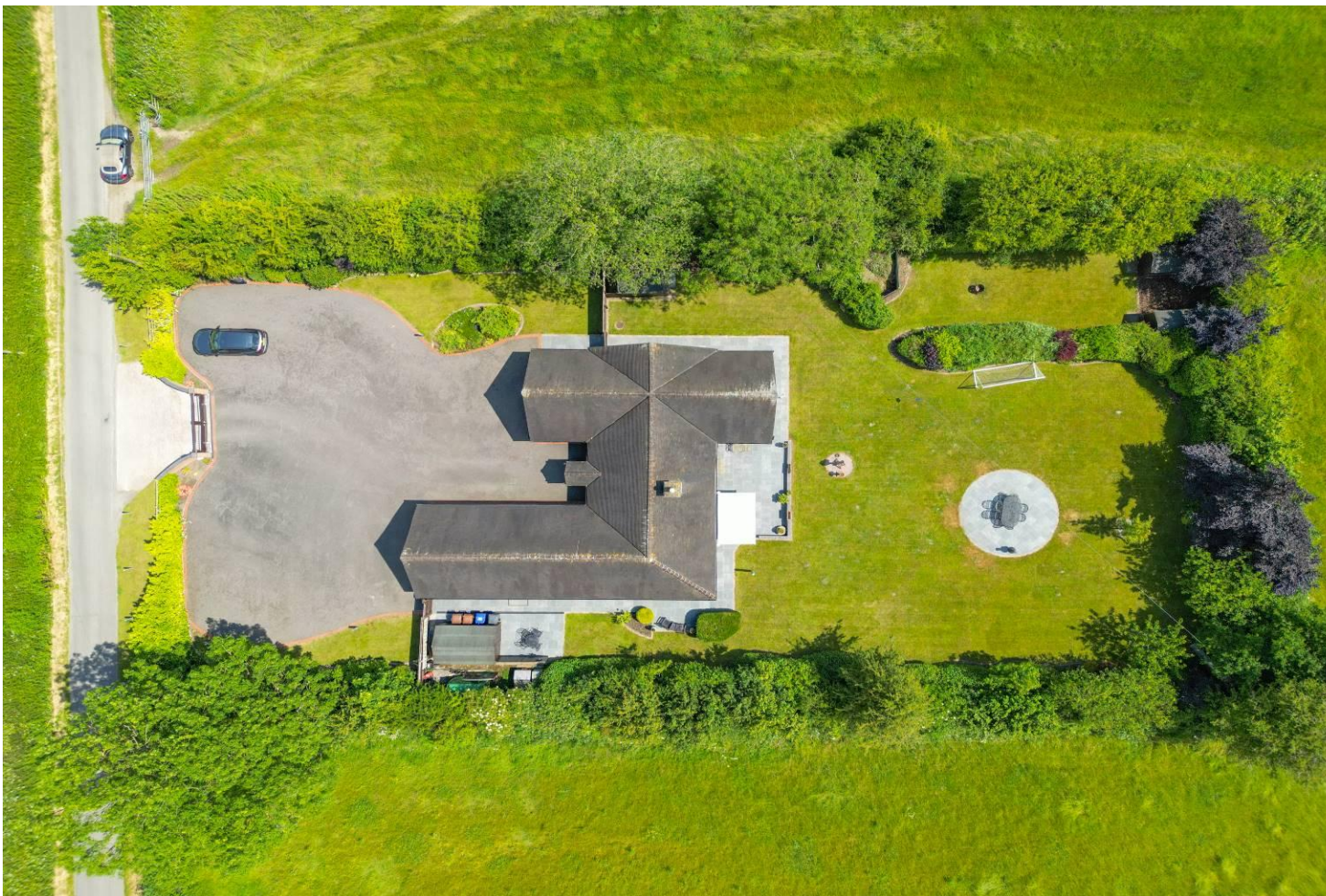
2164.77 ft<sup>2</sup>

201.11 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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