

Field Close

Burton-on-Trent, DE13 0NS



A superb extended detached bungalow on a fantastic plot featuring two driveways together with a detached single garage and highlights including a lovely dining kitchen, light and spacious lounge, three bedrooms, family bathroom, separate WC and garden with wonderful far reaching views.

£290,000

John German

Enjoying a lovely top of the cul de sac position on Field Close is this impressive detached bungalow which has been extended and modernised to offer a superb and comfortable home, standing on a superb plot with the unique benefit of a driveway plus an additional driveway and detached single garage with an electric up and over front entrance door, perfect for those seeking something with plenty of parking.

The bungalow is well presented throughout, ready for its new owner to move into. The front entrance door opens into the reception hallway with doors leading off.

The lounge is a lovely room with a large picture window framing views across the rear garden, pouring in plenty of natural light. An open archway leads through into the highlight of the property which is a superb fitted open plan dining kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, space for further appliances and window and door opening out to the rear garden.

The bungalow features three bedrooms, two doubles and one single. All share a lovely modern family bathroom with shower cubicle, bath, pedestal wash hand basin and WC. The property also has the benefit of a separate guest WC.

The property stands on a lovely garden plot with established gardens to rear featuring shaped lawns together with a paved terrace ideal for outside dining and entertaining. Well stocked borders provide plenty of colour in the garden and there are steps rising to an elevated position, perfect for a bench to enjoy fantastic views back across the garden, Burton on Trent and well beyond.

Viewing is highly recommended to appreciate the plot position and accommodation on offer.

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

Property construction: Standard

Parking: Two drives & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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
www.eaststaffsbc.gov.uk

Our Ref: JGA/23072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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