





A spacious four-bedroom semi-detached family home situated in the popular residential area of Outwoods. The property offers versatile living accommodation including a dual-aspect living and dining room, conservatory, fitted kitchen, utility, master bedroom with en-suite, three further bedrooms including a loft conversion, and a family bathroom. Outside, the home benefits from front and rear gardens and off-street parking, making it well-suited to modern family life.



### Ground Floor

The property is entered via a hallway with a radiator. To the front is a spacious living and dining room, featuring two radiators and front-facing windows that provide ample natural light. From here, doors lead into the conservatory, which is of a wooden structure with glazed windows to all sides, a glazed roof, radiator, and French doors opening to the garden.

The kitchen is fitted with a selection of matching eye and base level units with work surfaces incorporating a sink and drainer, an integrated dishwasher, oven with grill, and a gas hob with extractor above. Completing the ground floor is a WC with wash hand basin and low-level toilet, along with a useful utility room housing the boiler, washing machine, tumble dryer and a radiator.

### First Floor

The master bedroom is positioned to the front elevation and benefits from fitted wardrobes, a radiator, and an en-suite shower room. The en-suite is half tiled and comprises a walk-in shower, WC, double wash hand basins with storage below, a towel radiator, and a front-facing window. Two further bedrooms are also located on this floor, one to the rear with a radiator and window, and another rear-facing bedroom with similar features. The family bathroom offers a three-piece suite with a bath and shower over, WC, wash hand basin with base cupboard, half tiled walls, and a towel radiator.

### Second Floor

A loft conversion provides a fourth bedroom, offering excellent additional living space. This room includes three skylight windows, base level storage cupboards, and a radiator.

### Outside

Externally, the property benefits from both front garden and south east facing rear garden enclosed with composite fencing to one side and panels to the remaining, with the rear garden accessible via French doors from the conservatory and benefiting from scenic views of the surrounding area. Off-street parking for multiple vehicles is available to the front, providing practical convenience for family living.



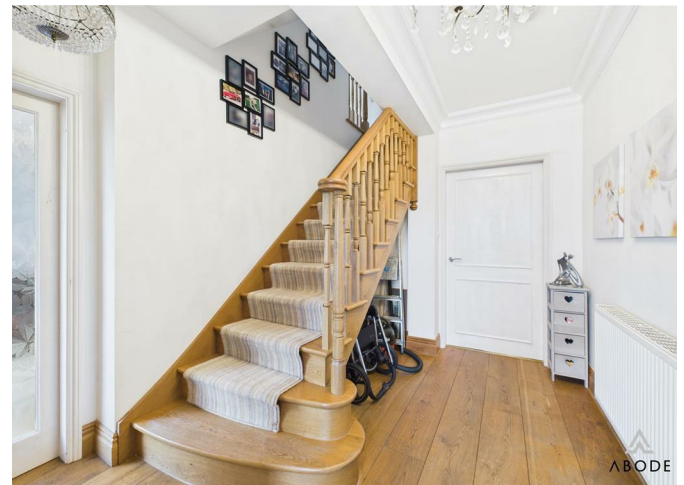
### Location

Field Lane is located in Outwoods, a desirable residential area of Burton-on-Trent. The property is well-placed for access to a wide range of local amenities including shops, schools, healthcare services, and leisure facilities. Excellent transport links are available, with easy access to the A38 and A50 for commuting to Derby, Lichfield, and the wider Midlands, while Burton-on-Trent train station offers direct routes to Birmingham and beyond.

### Planning

This property also has approved planning permission for an extension to the rear of the property - ref - P/2023/00790







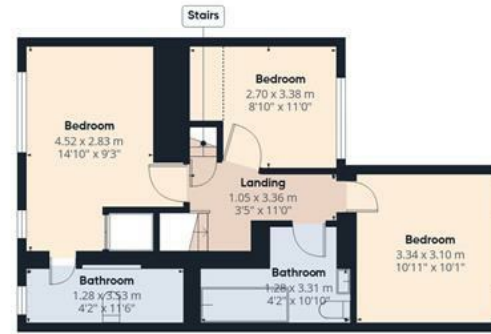








Floor 0



Floor 1



Floor 2

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

136.7 m<sup>2</sup>

1471 ft<sup>2</sup>

**Reduced headroom**

9.3 m<sup>2</sup>

100 ft<sup>2</sup>

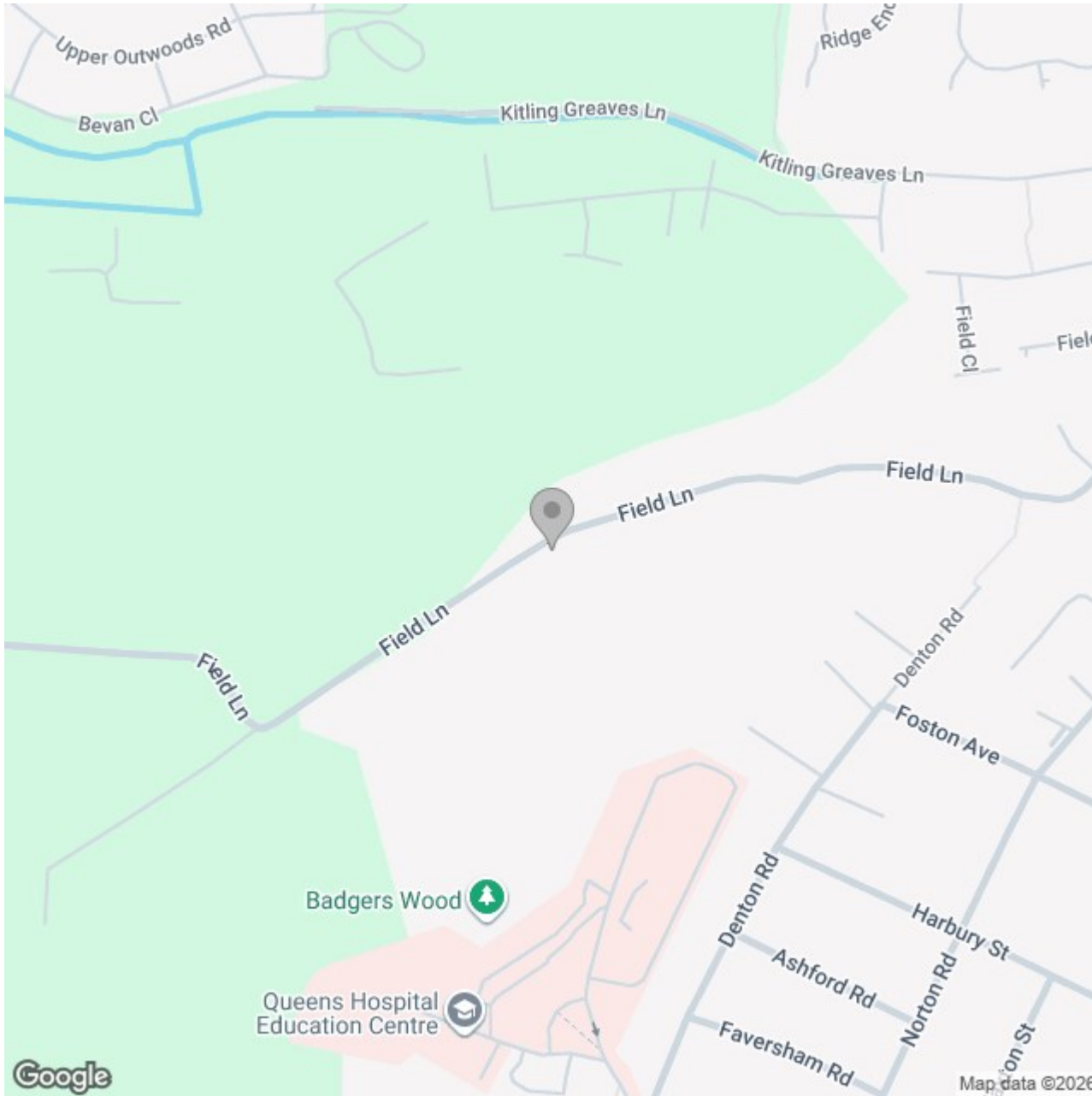
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

**GIRAFFE360**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	