

CURRAN  
BIRDS  
+ CO

3, DE13  
£185,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



Located along Field Lane in Burton-on-Trent, this well-presented home offers a practical layout with a number of character features. The property includes two reception rooms, with the front lounge benefiting from a bay window and wood-burning stove, alongside a fitted kitchen and a contemporary ground-floor shower room.

Upstairs are three bedrooms and a separate WC, providing flexible space for a range of buyers. To the rear, the property enjoys a well-sized garden with a decking area, creating space for outdoor seating and entertaining. A well-balanced home that offers comfortable living space both inside and out.





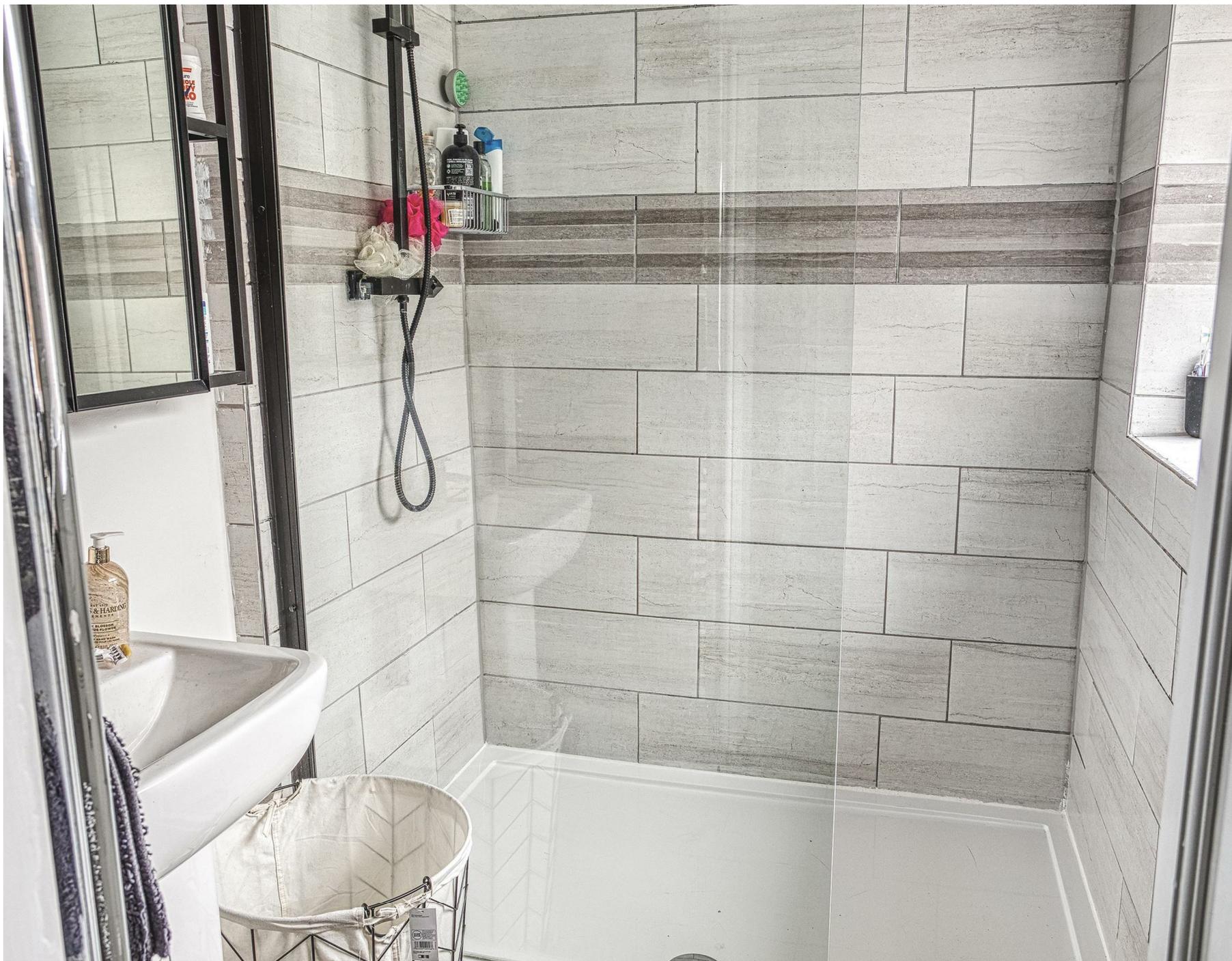
#### The Detail

Accessed via a solid wooden side entrance door, the property opens into a welcoming hallway with parquet flooring, a useful built-in storage cupboard, and stairs rising to the first floor. The front lounge is a comfortable and characterful space, centred around a feature fireplace with wood burner and tiled hearth, while the bay window incorporates a window seat with additional storage.

To the rear, the dining room continues the parquet flooring and includes decorative wall panelling, a recessed fireplace, and built-in storage, with a door opening directly onto the garden and decking area. The kitchen is fitted with shaker-style wall and base units, complemented by Bosch appliances including a gas hob and integrated oven, alongside space for further appliances and an integrated fridge-freezer.

A modern ground-floor shower room features a large walk-in shower with rainfall head, heated towel radiator, mirrored cabinet, and contemporary fittings. Upstairs, the landing leads to three bedrooms, with the principal bedroom benefiting from fitted wardrobes, along with a separate WC and wash basin.





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### The Location

Field Lane sits within a well-established residential part of Burton-on-Trent, offering a convenient setting for day-to-day living. The surrounding area provides a variety of local amenities, including supermarkets, independent shops, cafés and restaurants, along with several well-regarded public houses that give the neighbourhood a welcoming, community feel.

Green spaces are also easily accessible, with nearby parks and riverside walks offering opportunities to enjoy the outdoors, while the town centre provides a wider selection of shopping, leisure facilities and everyday services. For those commuting, Burton-on-Trent railway station offers connections to Derby, Birmingham and beyond, while the A38 and A50 provide straightforward road access to surrounding towns and cities. The area balances practical convenience with a relaxed residential environment, making it a popular choice for a range of buyers.







## Field Lane



**Approx. Gross Internal Floor Area 949 sq. ft / 88.15 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Well Presented Three Bedroom Mid-Terrace Home
- Bay Fronted Lounge With Feature Wood Burning Stove
- Two Spacious Reception Rooms With Character Features
- Fitted Shaker Style Kitchen With Bosch Appliances
- Contemporary Ground Floor Shower Room With Rainfall Shower
- Three First Floor Bedrooms With Fitted Storage To The Principal Room
- Separate First Floor WC
- Rear Decking Area Ideal For Outdoor Dining And Entertaining
- Enclosed Rear Garden With Lawn And Timber Shed
- Convenient Location Close To Burton Town Centre And Local Amenities

### Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

B

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*Let's Talk*

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