



# Crew Partnership

Burton • Estate • Agents



**14 HIGGOTT CLOSE  
BRANSTON  
BURTON-ON-TRENT  
DE14 3EB**

**REFITTED DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC LOCATION!**

Entrance Hall, Lounge, Dining Room, Refitted Kitchen, UTILITY ROOM, Refitted Cloakroom. Landing, MASTER BEDROOM + EN-SUITE SHOWER ROOM, 3 Further Bedrooms and a Refitted Family Bathroom. UPVC DG + GCH. Generous Plot with Front, Side and Rear Gardens. Double width Driveway leading to Garage. POPULAR VILLAGE LOCATION

**£315,000 FREEHOLD**

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

**Telephone : 01283 548548**

<http://www.crewpartnership.co.uk>



## NEED TO SELL?

When thinking of selling in today's market ensure you have THE BEST PROPERTY DETAILS IN TOWN! Crew Partnership produce only the best as you can see in front of your eyes. Floorplans are essential, your buyer always prefers to see the property layout. Also PLENTY OF PHOTOS shows our commitment towards selling property. ENSURE WE ARE ONE OF THE AGENTS VALUING YOUR PROPERTY.

## DRAFT DETAILS ONLY

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

## Ground Floor

### Entrance Hall

UPVC frosted double glazed window to front aspect, double radiator, stairs leading to first floor landing, uPVC double glazed door to front, door to Entrance Hall.



### Lounge

16' 3" x 11' 11" (4.95m x 3.63m) UPVC double glazed window to front aspect, fireplace, two radiators, folding door to Dining Room.





### Dining Room

9' 10" x 9' 1" (3.00m x 2.77m) Radiator, laminate flooring, uPVC double glazed double door to Rear Garden, door to Fitted Kitchen.



### Fitted Kitchen

10' 7" Max x 9' 1" (3.23m x 2.77m) Refitted base and eye level units with worktop space over fitted with a matching, 1+1/2 bowl sink unit with mixer tap, integrated dishwasher, fitted eye level electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window to rear aspect, radiator, tiled flooring, doors to Utility Room and an under-stairs storage cupboard.



### Utility Room

With worktop space over, plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring, uPVC double glazed door to garden, door to Cloakroom.



### Cloakroom

UPVC frosted double glazed window to side aspect, refitted with two piece suite comprising, vanity wash hand basin with mixer tap and low-level WC, tiled splashback, radiator, tiled flooring.



### First Floor

#### Landing

Loft hatch, doors to all Bedrooms and Family Bathroom.

#### Master Bedroom

14' 11" x 12' 2" (4.55m x 3.71m) Two uPVC double glazed windows to front aspect, radiator, double fitted wardrobes with sliding doors, doors to En-Suite Shower Room and a storage cupboard.



### En-Suite Shower Room

Refitted with three piece suite comprising double shower cubicle, pedestal wash hand basin with tiled splashback and low-level WC tiled splashback, uPVC frosted double glazed window to front aspect.



### Second Bedroom

10' 7" x 8' 8" (3.23m x 2.64m) UPVC double glazed window to rear aspect, radiator.



### Third Bedroom

10' 7" reducing to 7' 5" x 7' 1" (3.23m x 2.16m) UPVC frosted double glazed window to rear aspect, radiator.





### Fourth Bedroom

7' 6" x 7' 5" (2.29m x 2.26m) UPVC double glazed window to rear aspect, radiator.



### Family Bathroom

Refitted with three piece suite comprising bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to side aspect, storage cupboard, tiled flooring.





## Outside

### Front and Rear Gardens

Front garden mainly laid to lawn and extending to the side. Double width driveway leading to Driveway. A garden path leads to the property and to the gated side access to the rear.

The rear garden, again extending to the side is mainly laid to lawn, bordered by raised beds filled with shrubs and plants. The garden further benefits from two paved seating areas.



### Additional Information

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

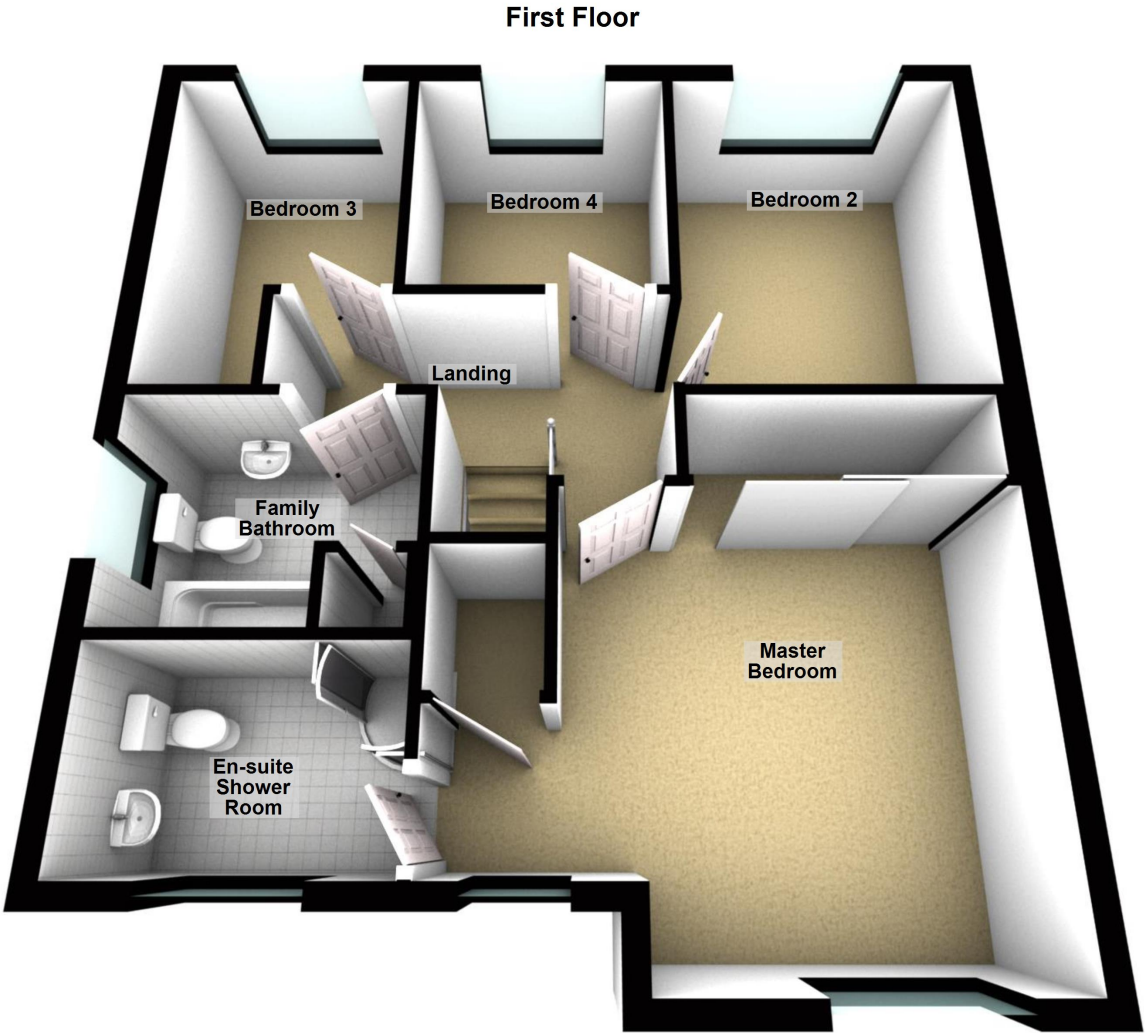
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

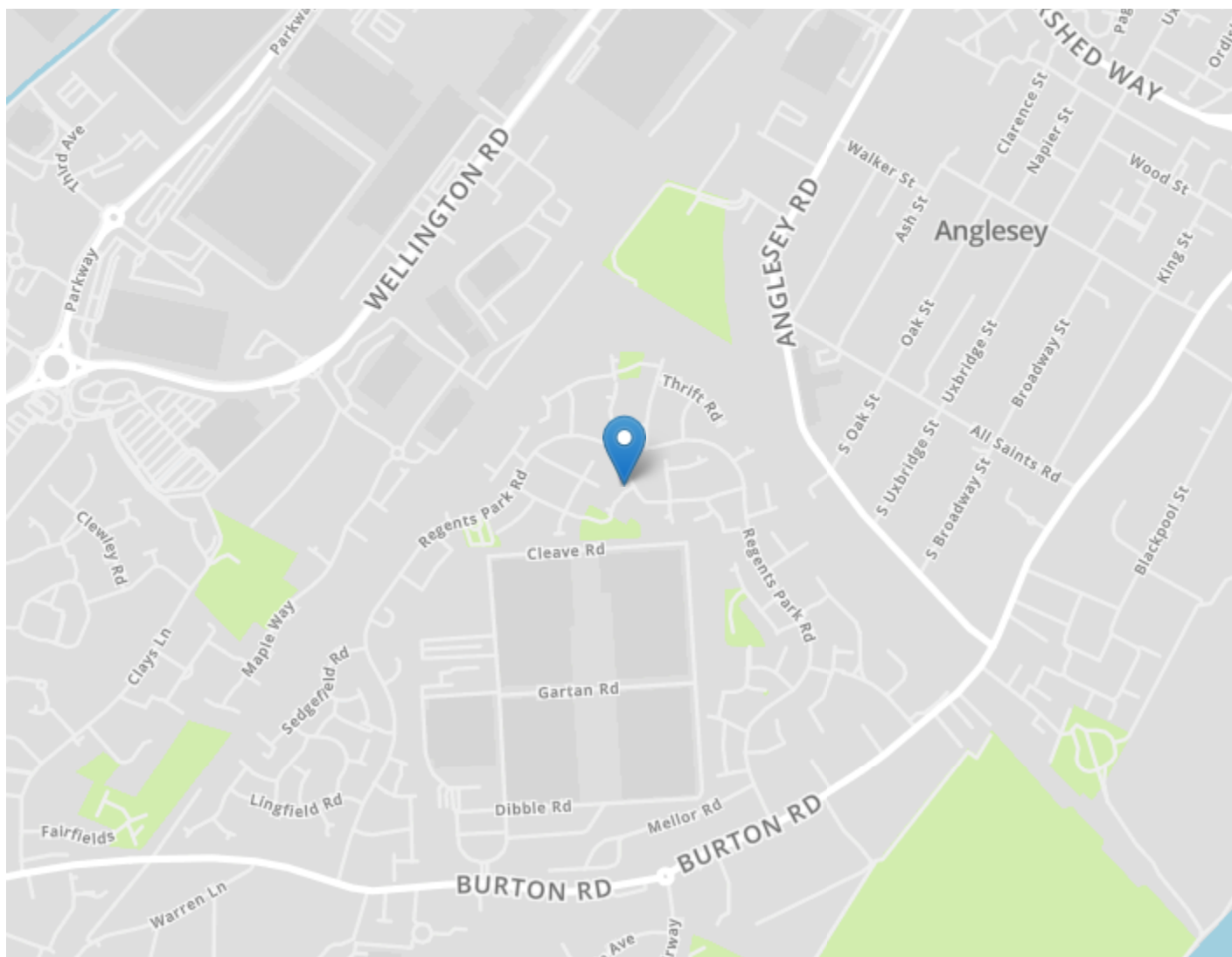


Ground Floor









#### DRAFT DETAILS ONLY

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

Crew Partnership for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Crew Partnership (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

Please note that Crew Partnership have not checked any of the appliances or the central heating system included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

#### THE MONEY LAUNDERING REGULATIONS 2003

Due to a change in the legislation as from the 1st March 2004, we are required to check your identification before: 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed passport, New styled driving license with photograph, Inland tax notification. (This is a legal requirement and applies to all Estate Agents).

#### FLOORPLANS

We are proud to provide floorplans on all of our property particulars. However, these plans are intended as a GUIDE TO LAYOUT only. All dimensions are approximate. DO NOT SCALE.