



Crew Partnership

Burton · Estate · Agents



**30 ROCKINGHAM WAY
STANTON
BURTON-ON-TRENT
DE15 9QZ**

4 BED DETACHED FAMILY HOME WITH A GARAGE AND NO UPWARD CHAIN!
Entrance Hall, CLOAKROOM, Kitchen/Dining Room, Lounge. Landing, MASTER
BEDROOM + EN-SUITE, 3 further Bedrooms and a Family Bathroom. UPVC DG + GCH.
Front and Rear Gardens. Driveway to side leading to Garage. POPULAR ESTATE

£250,000 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

Radiator, stairway to galleried first floor landing, double glazed opaque door to front, doors to Kitchen/Dining Room, Cloakroom, Lounge and a storage cupboard.



Kitchen/Dining Room

12' 5" x 14' 8" (3.78m x 4.47m) UPVC double glazed bay window to front aspect, double radiator with wall mounted gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring.



Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, tiled surround, ceramic tiled flooring.



Lounge

12' 11" x 19' 0" (3.94m x 5.79m) Two uPVC double glazed windows to rear aspect, double radiator, uPVC double glazed french double doors to garden, door to a storage cupboard



First Floor

Landing

Radiator, loft hatch, doors to all Bedrooms and Family Bathroom.



Master Bedroom

12' 5" x 12' 5" (3.78m x 3.78m) UPVC double glazed window to front aspect, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising tiled double shower enclosure with fitted electric shower, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan tiled surround, ceramic tiled flooring.



Second Bedroom

11' 6" x 10' 9" (3.51m x 3.28m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

8' 2" x 7' 1" (2.49m x 2.16m) UPVC double glazed window to rear aspect, radiator.



Fourth Bedroom

8' 0" x 6' 4" (2.44m x 1.93m) UPVC double glazed window to front aspect, radiator.



Family Bathroom

Fitted with three piece suite comprising panelled bath with power shower over and folding glass screen, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, ceramic tiled flooring.



Outside

Front and Rear Gardens

Front and rear gardens, lawn, driveway to the side leading to garage, gated side access.



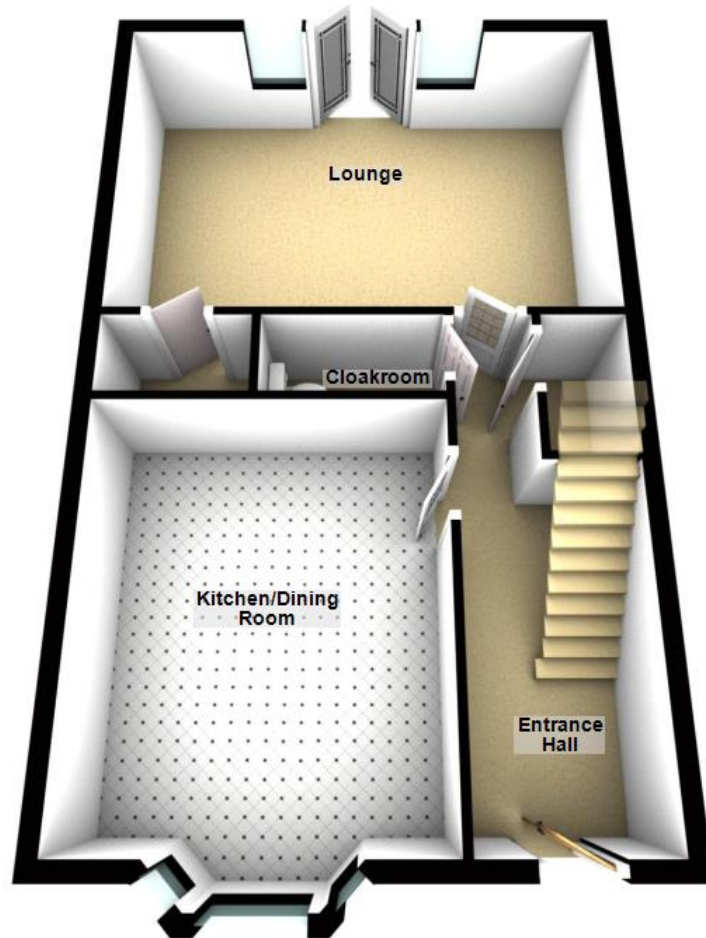
Additional Information

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.

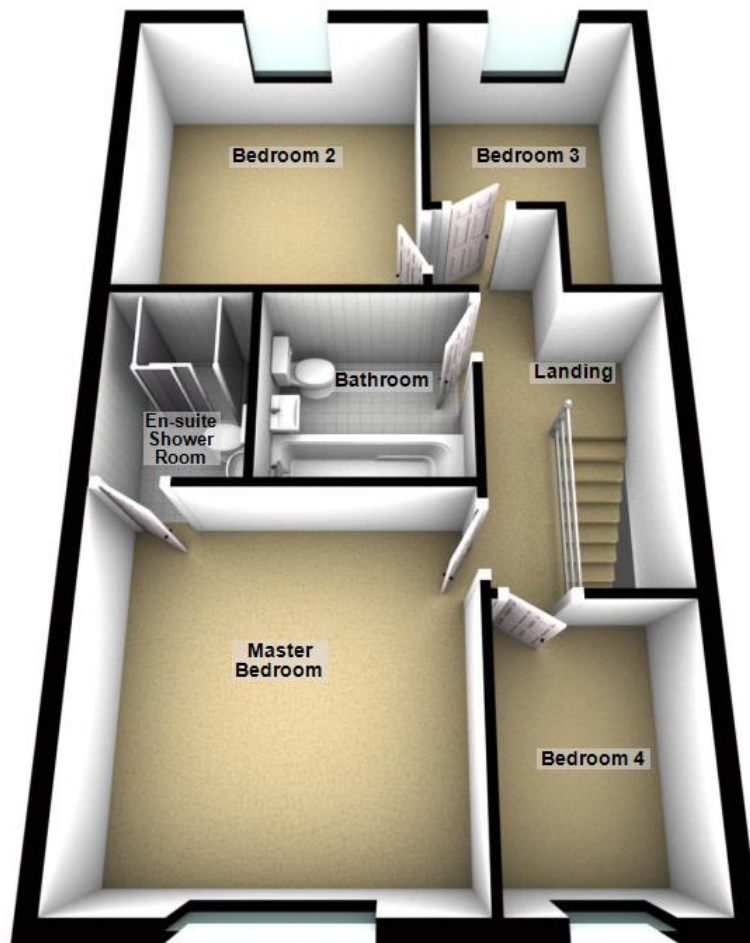
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC

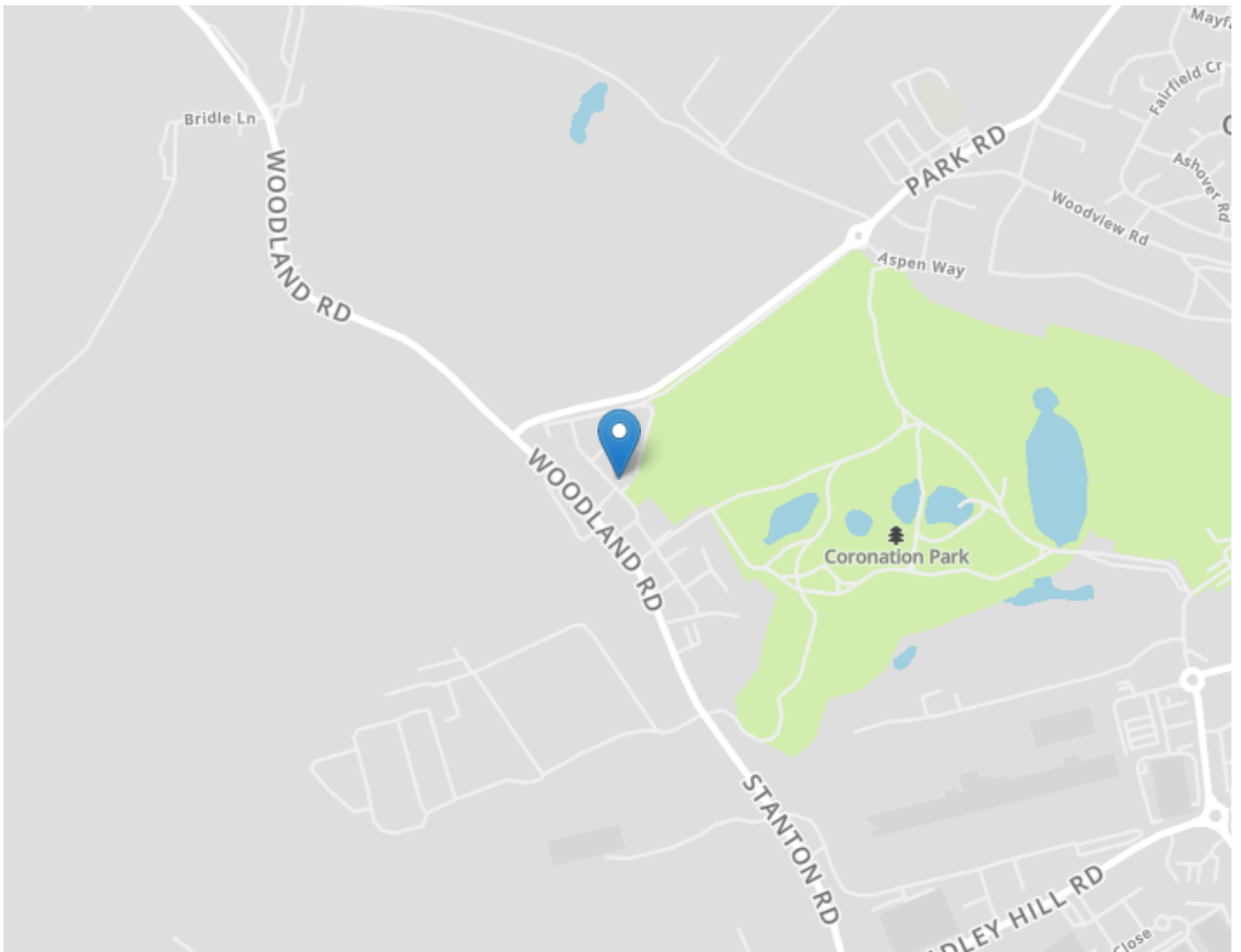
Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.

First 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.