



Crew Partnership

Burton • Estate • Agents



**66 DOVERIDGE ROAD
BRIZLINCOTE VALLEY
BURTON-ON-TRENT
DE15 9GD**

REFURBISHED + EXTENDED FAMILY HOME WITH A DOUBLE GARAGE/GYMNASIUM AND SOLAR PANELS! Entrance Hall, REFITTED UTILITY ROOM, Refitted Cloakroom, Fifth Bedroom/Study, Refitted Kitchen, L-shaped Lounge with media wall open plan to Dining Room. Landing, MASTER BEDROOM + REFITTED EN-SUITE + DRESSING ROOM, 3 Further Bedrooms and a Refitted Family Bathroom. UPVC + Central Heating (Environmentally friendly ground source heat pump). Front and Rear Gardens. Driveway leading to Double Garage/Gymnasium. A VIEWING IS A MUST!

£379,950 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 first floor landing, double glazed opaque door to front, doors to Utility Room, Fifth Bedroom/Study, Lounge and Fitted kitchen.



Utility Room

Eye level cupboards, plumbing for automatic washing machine, space for tumble dryer, door to Cloakroom.



Cloakroom

UPVC opaque double glazed window to front aspect, refitted with two piece suite comprising, wash hand basin with cupboards, low-level WC and extractor fan, radiator.



Fifth Bedroom/Study

12' 0" x 8' 3" (3.66m x 2.51m) UPVC double glazed window to front aspect, radiator.

Fitted Kitchen

12' 8" x 8' 9" (3.86m x 2.67m) Refitted with a matching range of base and eye level cupboards, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for dishwasher, fitted eye level electric oven, built-in four ring ceramic hob, built-in microwave, uPVC double glazed window to rear aspect, radiator, uPVC double glazed french double doors to garden.



Lounge

18' 9" x 11' 8" (5.71m x 3.56m) UPVC double glazed window to rear aspect, log effect electric fire, radiator, open plan to Dining Room.



Dining Room

10' 8" x 10' 0" (3.25m x 3.05m) UPVC double glazed window to rear aspect, radiator, uPVC double tri-fold doors to garden.

First Floor

Landing

Loft hatch, doors to all Bedrooms, Family Bathroom and a Storage cupboard.

Master Bedroom

12' 4" x 11' 0" (3.76m x 3.35m) UPVC double glazed window to front aspect, radiator, doors to Dressing Room and En-Suite Shower Room.



Dressing Room



En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure with fitted power shower and folding glass screen, wash hand basin in vanity unit with cupboard under, low-level WC and heated towel rail, extractor fan tiled surround, uPVC opaque double glazed window to side aspect, karndean flooring.

Second Bedroom

12' 3" x 11' 6" (3.73m x 3.51m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

8' 9" x 8' 8" (2.67m x 2.64m) UPVC double glazed window to rear aspect, radiator.



Fourth Bedroom

8' 9" x 6' 7" (2.67m x 2.01m) UPVC double glazed window to rear aspect, radiator.

Family Bathroom

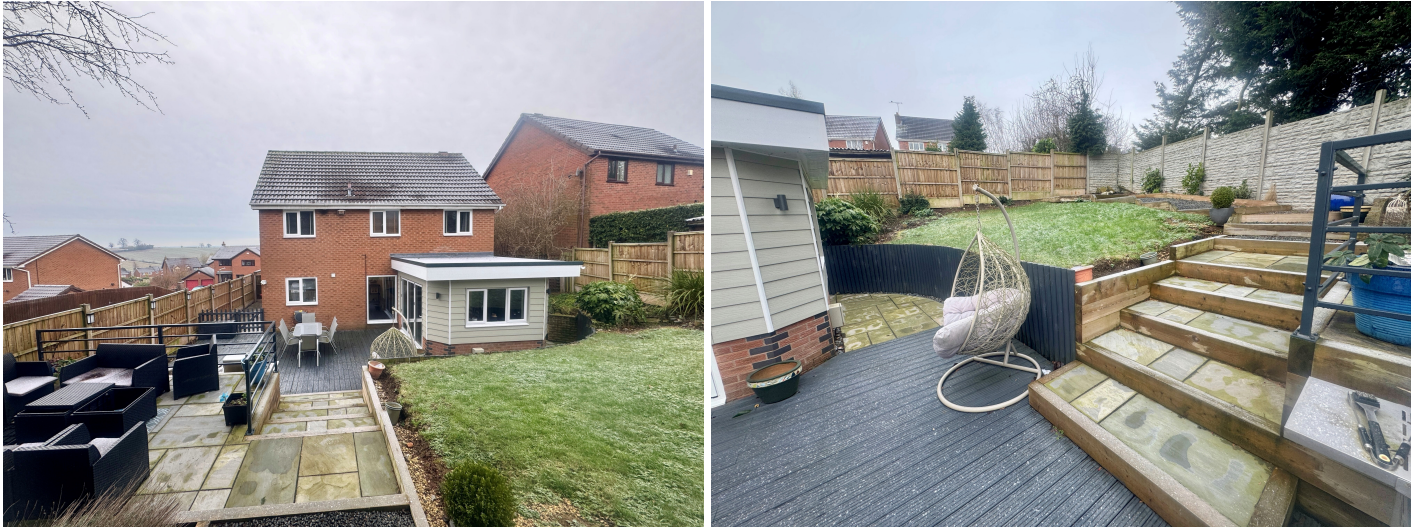
Refitted with three piece suite comprising panelled bath with power shower over, wash hand basin in vanity unit with cupboard under and low-level WC, tiled surround, heated towel rail, shaver point, uPVC double glazed window to rear aspect.



Outside

Front and Rear Gardens

Established front and rear gardens with shrubs, mainly laid to lawn, driveway to the front leading to garage. Sun patio seating area.

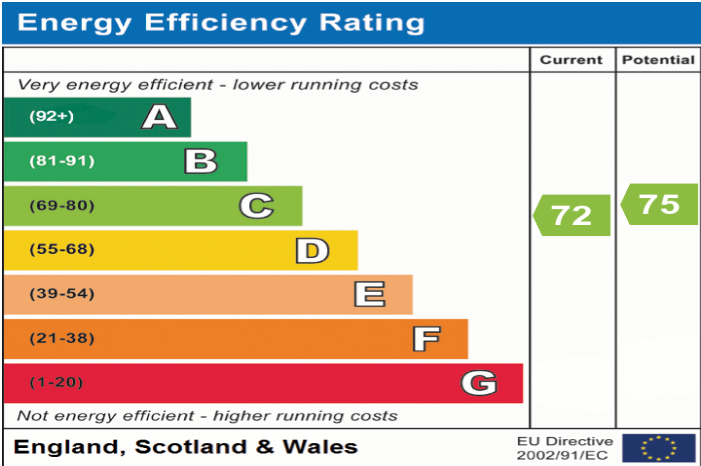


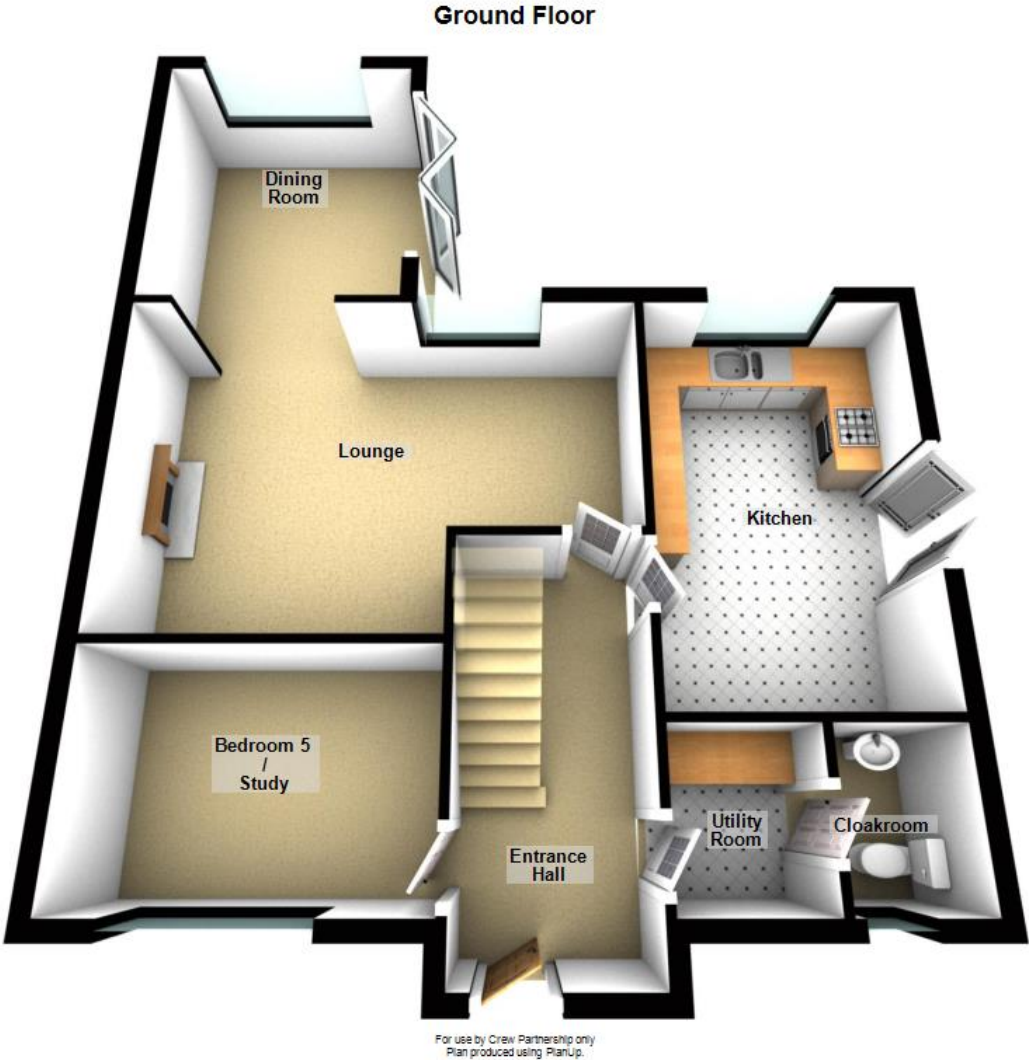
Additional Information

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

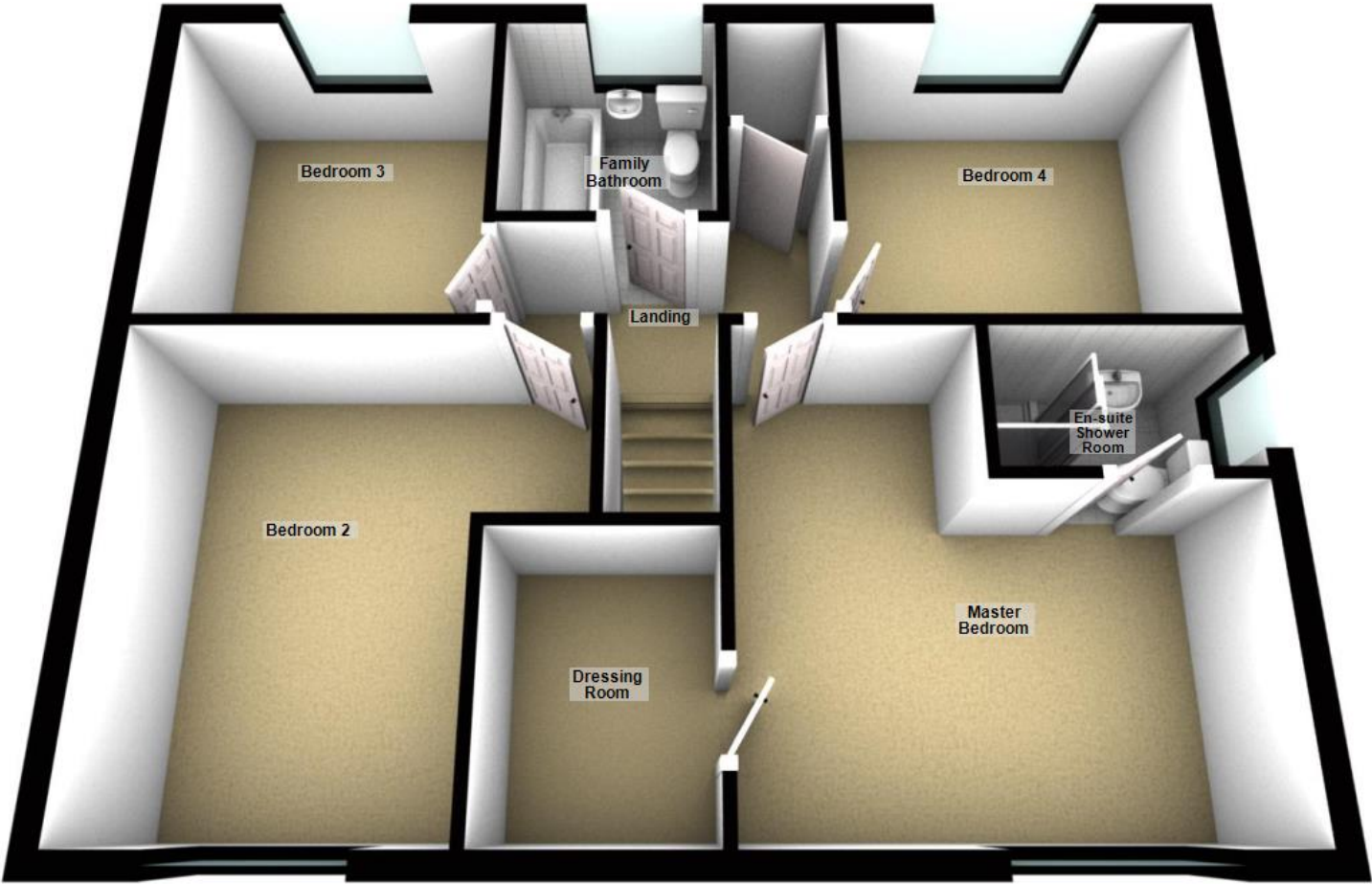
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

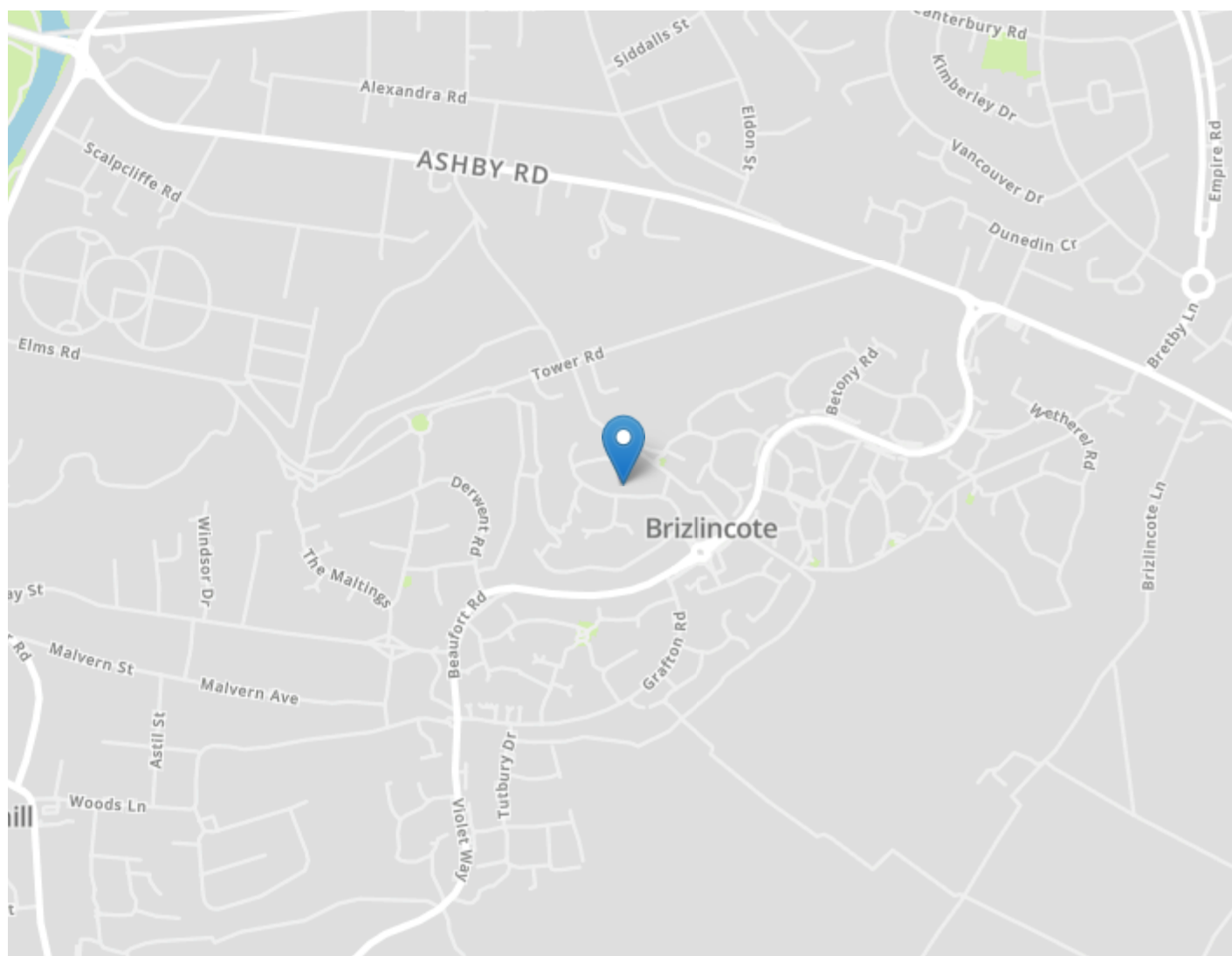
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC





First Floor





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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.