



# Crew Partnership

Burton · Estate · Agents



## 87A HENHURST HILL BURTON-ON-TRENT DE13 9TB

EXTENDED, DETACHED FAMILY HOME WITH 5 BEDROOMS AND BESPOKE KITCHEN/DINING ROOM! Entrance Hall, Dining Room, Lounge, Large L-Shaped Refitted Kitchen/Dining Room, Lobby, Utility Room and Cloakroom. GALLERIED LANDING, Master Bedroom + En-Suite Shower Room, Second Bedroom + En-Suite Bathroom, 3 Further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Block Paved Driveway providing ample parking and a Garage. SOUGHT AFTER ROAD AND SCHOOL CATCHMENTS

### £475,000

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, wooden flooring, stairs leading to Galleried Landing, composite double glazed door to front, open plan to Lounge, doors to Dining Room and Kitchen/Dining Room.



### Lounge

18' 2" x 11' 1" (5.54m x 3.38m) UPVC double glazed window to rear aspect, camp fire effect gas fire, radiator, wooden flooring, UPVC double glazed double doors to garden, double doors to Dining Room.



### Dining Room

15' 9" x 6' 9" (4.80m x 2.06m) UPVC double glazed window to front aspect, two radiators, wooden flooring, double doors to Lounge.



### Kitchen/Dining Room

Refitted with a bespoke range of base and eye level units with granite worktop space over, belfast sink unit with a Quooker hot water tap, built-in dishwasher, fridge/freezer plumbed in for filtered cold water and ice cubes, Rangemaster double oven with Rangemaster hood, a built-in five ring hob with extractor over, uPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, two radiators, double glazed double door to garden, door to Lobby.



### Lobby

UPVC double glazed door to garden, doors to Cloakroom and Utility Room.

### Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, tiled flooring.



### Utility Room

Fitted with a matching range of base and eye level units, stainless steel sink unit with mixer tap, plumbing for washing machine, vent for tumble dryer, space for, tiled flooring, door to Garage.



### First Floor

#### Galleried Landing



Doors to all Bedrooms and Family Bathroom.

### Master Bedroom

13' 6" x 13' 0" (4.11m x 3.96m) UPVC double glazed window to front aspect, radiator, underfloor heating, fitted wardrobe with sliding doors, door to En-Suite Shower Room.



### En-Suite Shower Room

Fitted with three piece suite comprising double shower enclosure, vanity wash hand basin, low-level WC and bidet, tiled surround, uPVC frosted double glazed window to rear aspect, heated towel rail, tiled flooring.



### Second Bedroom

12' 3" x 11' 5" (3.73m x 3.48m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe, door to En-Suite Bathroom.



### En-Suite Bathroom

Fitted with three piece suite comprising bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks with fitted with three piece suite comprising low-level WC tiled splashback, uPVC frosted double glazed window to front aspect, radiator, vinyl flooring.

### Third Bedroom

12' 3" x 9' 1" (3.73m x 2.77m) UPVC double glazed window to rear aspect, radiator, laminate flooring, fitted double wardrobe.



### Fourth Bedroom

9' 0" x 9' 0" (2.74m x 2.74m) UPVC double glazed window to rear aspect, radiator.



### **Fifth Bedroom**

13' 9" x 5' 0" (4.19m x 1.52m) UPVC double glazed rear aspect, radiator, door to storage cupboard.



### **Family Bathroom**

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



## Outside

### Front and Rear Gardens

A block paved driveway offers ample of parking and leads to to a garage. A garden path leads to the property and gated side access and is bordered by a lawned area with a variety of bushes and shrubs.

The rear garden is mainly laid to lawn, with raised beds filled with a variety of plants, bushes and shrubs. The property benefits from a private paved seating area and a summerhouse fitted with lighting and electrics. Several external plug sockets and a cold water tap.



### 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.

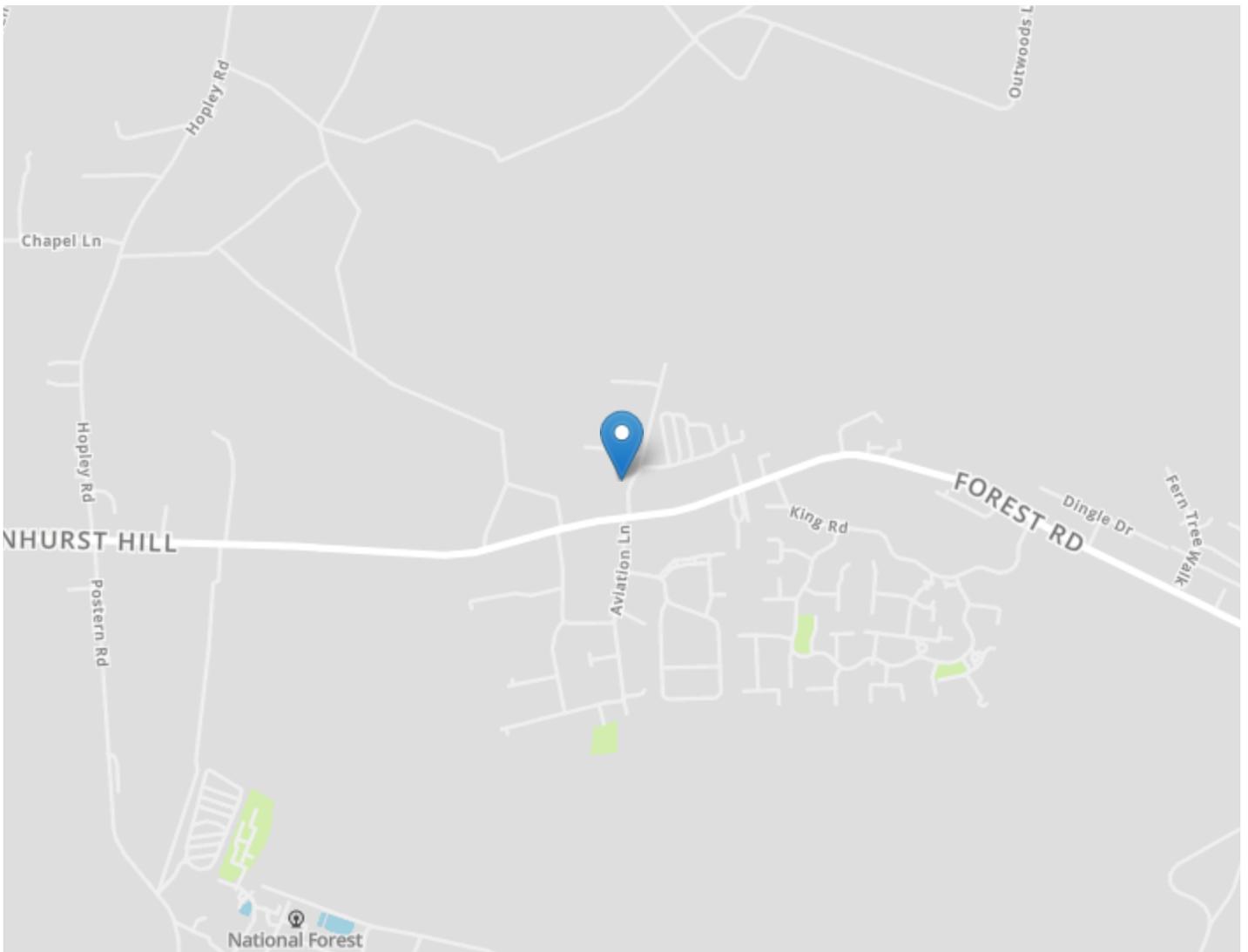
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Ground Floor



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.