



Crew Partnership

Burton · Estate · Agents



**93 OSPREY DRIVE
BRANSTON
BURTON-ON-TRENT
STAFFORDSHIRE
DE14 3RQ**

AN IMMACULATELY PRESENTED FAMILY HOME OVERLOOKING GREEN SPACE AND IN A POPULAR VILLAGE LOCATION! Entrance Hall, Cloakroom, Lounge and Spacious Kitchen/Dining Room. Landing, MASTER BEDROOM + EN-SUITE SHOWER ROOM, 3 further good sized Bedrooms and a Family Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Driveway leading to Garage. Still within NHBC warranty. Private position at the end of a Cul-De-Sac. VIEWING SIMPLY A MUST!

£350,000 FREEHOLD

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

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<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

Tiled flooring, radiator, stairs leading to first floor landing, uPVC double glazed composite door to front, doors to Cloakroom, Lounge, Kitchen/Dining Room and an under-stairs storage cupboard.



Cloakroom

UPVC frosted double glazed window to front aspect, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, tiled flooring.



Lounge

18' 5" x 11' 6" (5.61m x 3.51m) UPVC double glazed box window to front aspect, double radiator.



Kitchen/Dining Room

19' 11" x 14' 6" (6.07m x 4.42m) Fitted with a matching range of base and eye level units with worktop space over, 1 and a half bowl stainless steel sink unit with mixer tap. Integrated fridge/freezer, dishwasher and washing machine. Fitted eye level electric fan assisted oven, 4 ring induction hob with extractor fan over. Tiled flooring, UPVC double glazed window to rear aspect, UPVC double glazed french doors to rear aspect, double radiator.



First Floor

Landing

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



Master Bedroom

14' 1" x 9' 10" (4.29m x 3.00m) UPVC double glazed box window to front aspect, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite with comprising, double shower enclosure, pedestal wash hand basin with mixer tap and low-level WC tiled splashback, window to side, tiled flooring, extractor fan.



Second Bedroom

11' 2" x 9' 10" (3.40m x 3.00m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

9' 7" x 7' 8" (2.92m x 2.34m) UPVC double glazed window to rear aspect, radiator.



Fourth Bedroom

9' 9" x 7' 0" (2.97m x 2.13m) UPVC double glazed window to front aspect, radiator.



Family Bathroom

Fitted with three piece suite with comprising, deep bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to side aspect, heated towel rail, extractor fan.



Outside

Front, Side and Rear Gardens

The front garden is mainly laid to lawn with a block paved driveway providing ample parking and leading to a garage. A garden path leads to gated side access to the rear garden.

The rear garden is mainly laid to lawn with three paved seating areas providing plenty of space to entertain. Raised timber beds and barked borders are filled with a variety of bushes, shrubs and plants.



Additional Information

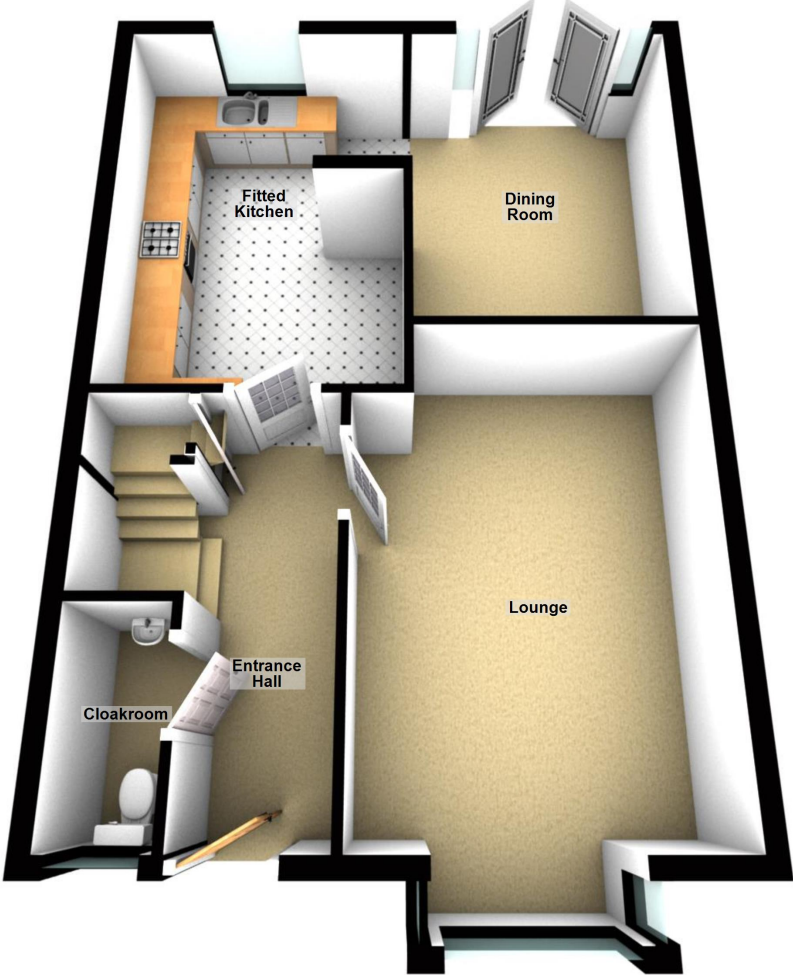
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

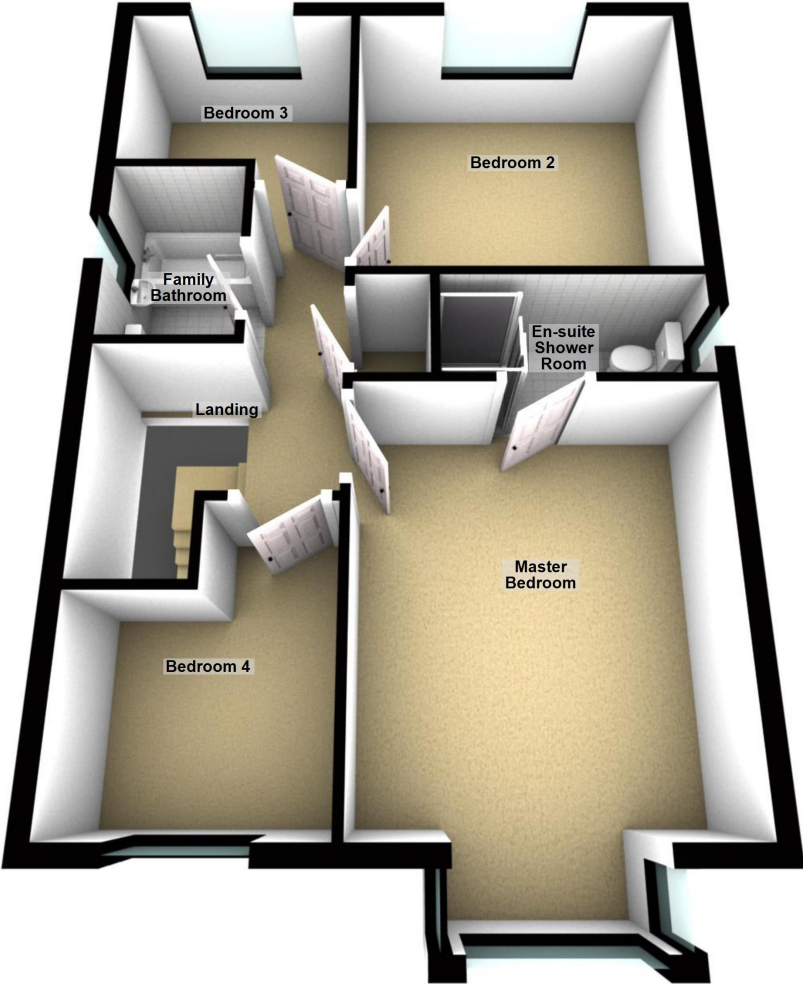
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

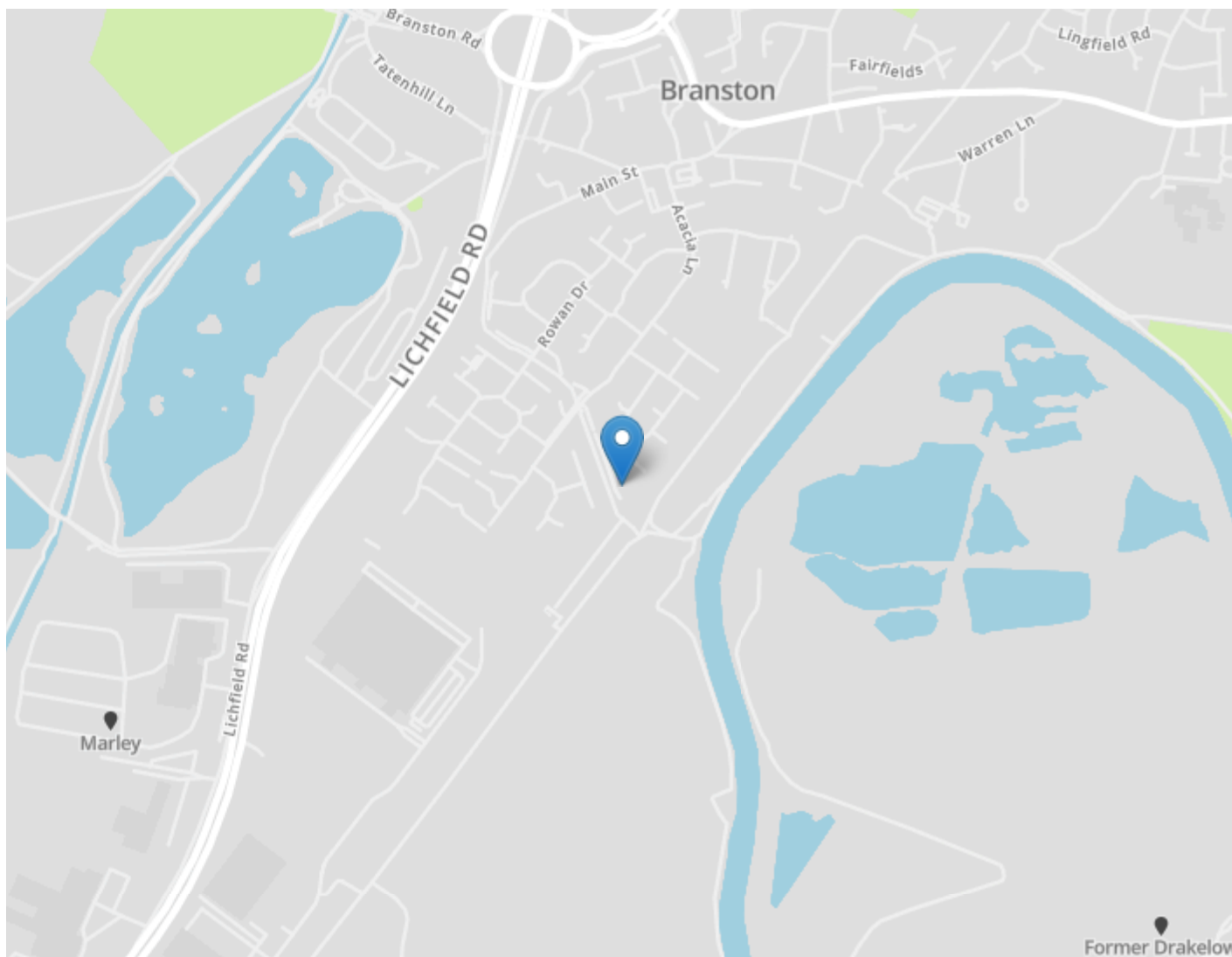
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



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.