



Crew Partnership

Burton • Estate • Agents



**37 SHOTWOOD CLOSE
ROLLESTON-ON-DOVE
BURTON-ON-TRENT
DE13 9BN**

DETACHED FAMILY HOME WITH A CONSERVATORY AND IN A VERY POPULAR VILLAGE LOCATION! Entrance Hall, Cloakroom, Lounge, Dining Room open plan to Fitted Kitchen, Conservatory. Landing, MASTER BEDROOM + EN-SUITE SHOWER ROOM, 2 Further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Cul-de-sac Location. NO UPWARD CHAIN!

OFFERS OVER £320,000 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

Double radiator, ceramic tiled flooring, stairway to galleried first floor landing, double glazed opaque door to side, doors to Cloakroom, Lounge and Dining Room.

Cloakroom



UPVC opaque double glazed window to side aspect, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator, coving to ceiling.

Lounge

16' 3" x 10' 5" (4.95m x 3.17m) UPVC double glazed window to side aspect, uPVC double glazed window to front aspect, coal effect gas fireplace set in feature surround, double radiator, dado rail and picture rail, coving to ceiling.



Dining Room



9' 5" x 8' 3" (2.87m x 2.51m) Double radiator, dado rail and picture rail, coving to ceiling, uPVC double glazed double doors to garden, open plan archway to Fitted Kitchen.

Fitted Kitchen

8' 0" x 8' 0" (2.44m x 2.44m) Refitted with a matching range of base and eye level cupboards, sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge, freezer and cooker, uPVC double glazed window to rear aspect, ceramic tiled flooring, doors to storage cupboard and Conservatory.



Conservatory



Half brick construction with uPVC double glazed windows and polycarbonate roof, window to front, window to side, window to rear, uPVC double glazed door to garden.

First Floor

Landing



UPVC double glazed window to side aspect, loft hatch, doors to all Bedrooms and Family Bathroom.

Master Bedroom

16' 9" x 10' 7" (5.11m x 3.23m) UPVC double glazed window to front aspect, fitted wardrobe(s), double radiator, door to En-Suite Shower Room.



En-Suite Shower Room



Fitted with three suite comprising tiled shower enclosure with fitted power shower, pedestal wash hand basin with tiled splashback and shaver point and light, low-level WC and extractor fan, two radiators.

Second Bedroom



9' 3" x 8' 7" (2.82m x 2.62m) UPVC double glazed window to rear aspect, radiator.

Third Bedroom



8' 5" x 7' 4" (2.57m x 2.24m) UPVC double glazed window to rear aspect, radiator,

Family Bathroom



Refitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, uPVC opaque double glazed window to side aspect.

Outside

Front, Side and Rear Gardens

Established front, side and rear gardens with a variety of shrubs, driveway to the side leading to garage, mainly laid to lawn, gated side access, outside cold water tap, parking space for four cars.



Additional Information

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

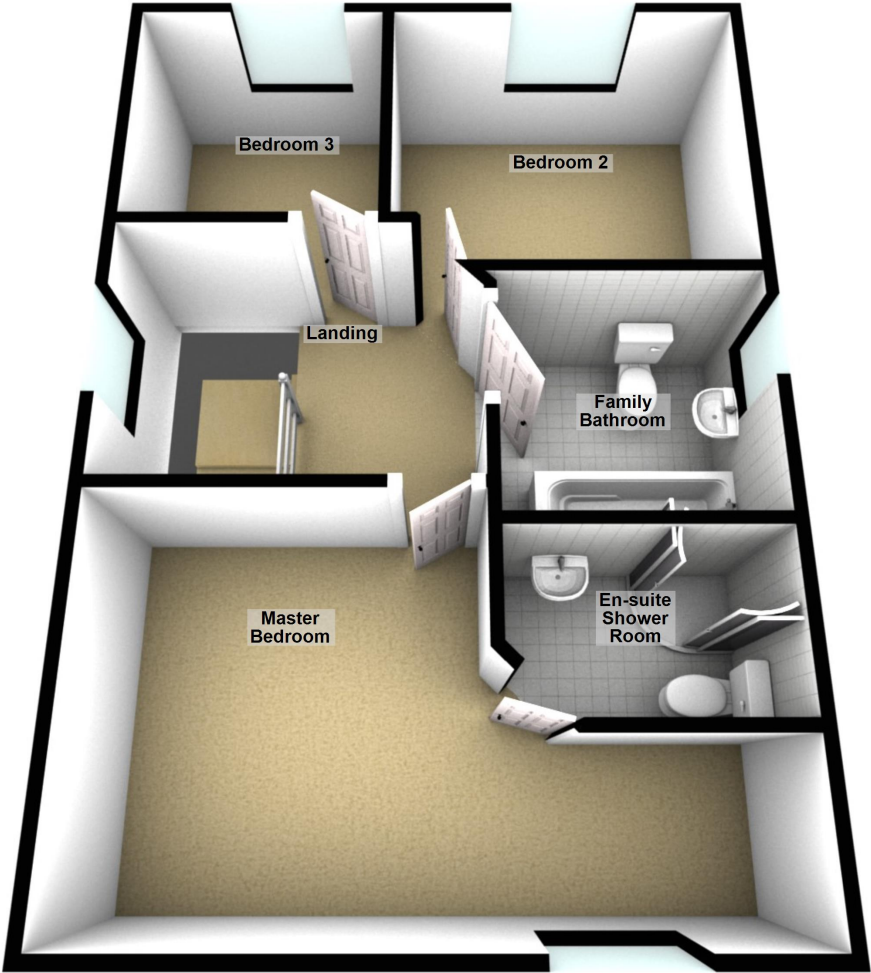
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

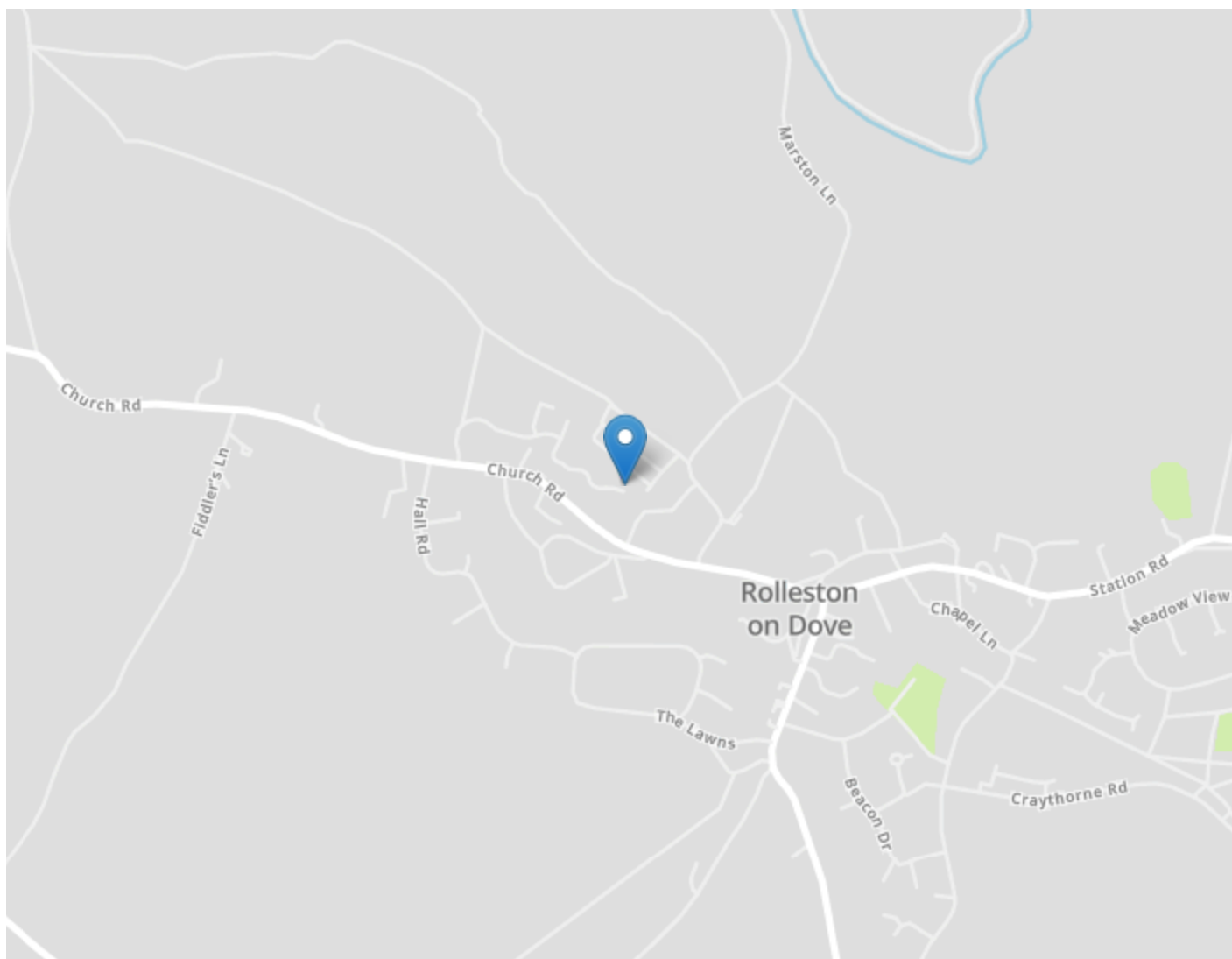
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band D

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.