



Crew Partnership

Burton · Estate · Agents



**1 MALIN CLOSE
BURTON-ON-TRENT
DE14 2FP**

3 BED 2017 HOME WITH CONSERVATORY - 3 TOILETS ! Entrance Hallway, REFITTED CLOAKROOM, Lounge, Kitchen Diner, Conservatory, Galleried Landing, 3 Bedrooms, En-Suite Shower Room, Family Bathroom, UPVC DG + GCH, Energy Rating B. Double Driveway, AstroTurf.

£229,950 FREEHOLD

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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

Stairway to galleried first floor landing, pergo click flooring, double glazed opaque door to front, doors to Cloakroom and Lounge.



Cloakroom

UPVC opaque double glazed window to front aspect, recently refitted with two piece suite comprising, wash hand basin and comfort height low-level WC, half tiled, radiator.



Lounge

14' 3" x 12' (4.34m x 3.66m) UPVC double glazed window to front aspect, radiator, recently fitted luxury vinyl flooring, door to Fitted Kitchen/Dining Room.



Kitchen/Dining Room

15' x 8' 10" (4.57m x 2.69m) Fitted with a matching range of base and eye level units with worktop space over with granite worktops, additional storage space and shelving, 1 1/2 bowl stainless steel sink unit with mixer tap with granite splashback, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect with wall mounted concealed gas combination boiler serving heating system and domestic hot water, pergo click flooring, radiator, double door to Conservatory.



Conservatory

9' 5" x 8' 4" (2.87m x 2.54m) Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and light, ceramic tiled flooring, uPVC double glazed french double doors to low maintenance rear garden with astro turf, established feature border, patio area and sun trap area with electrics and water tap with hose.



First Floor

Landing

Loft hatch to a fully boarded loft, carpeted with light, electric and additional storage (can be used for additional storage/gym etc), doors to all Bedrooms and Family Bathroom.



Master Bedroom

12' 1" x 9' 6" (3.68m x 2.90m) 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 shower enclosure with fitted power shower and glass screen, pedestal wash hand basin, low-level WC and extractor fan tiled splashback, uPVC opaque double glazed window to front aspect.

Second Bedroom

7' 6" x 9' 3" (2.29m x 2.82m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

7' 4" x 5' 9" (2.24m x 1.75m) UPVC double glazed window to rear aspect, radiator.

Family Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC opaque double glazed window to side aspect, radiator.



Outside

Front and Rear Gardens

Established rear gardens with a variety of shrubs, lawn, double width driveway providing parking for three cars with access to rear garden via a gate, additional cold water tap to the front of property. Sun patio seating area, outside cold water tap, waterproof electrical point.



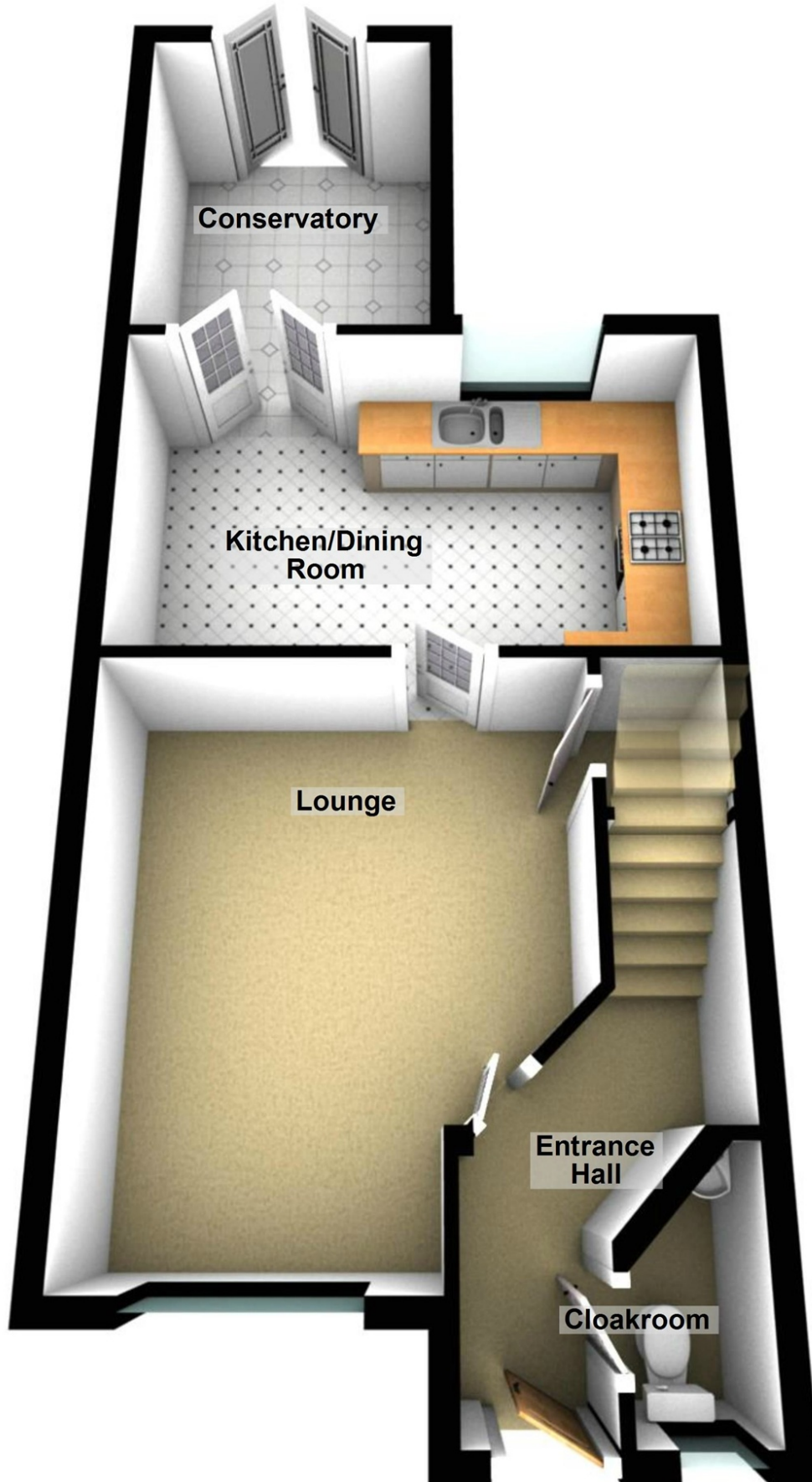
Additional Information

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

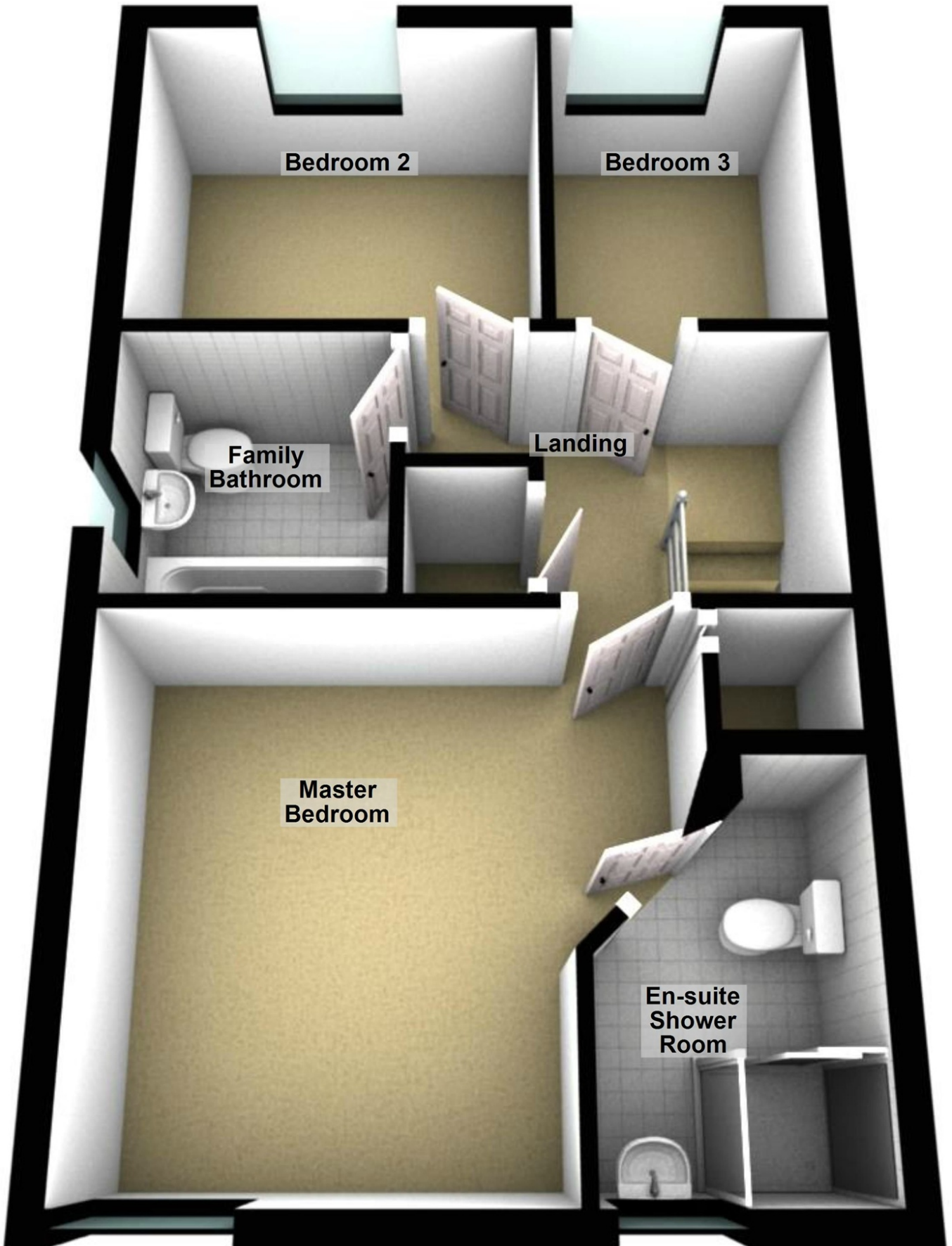
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

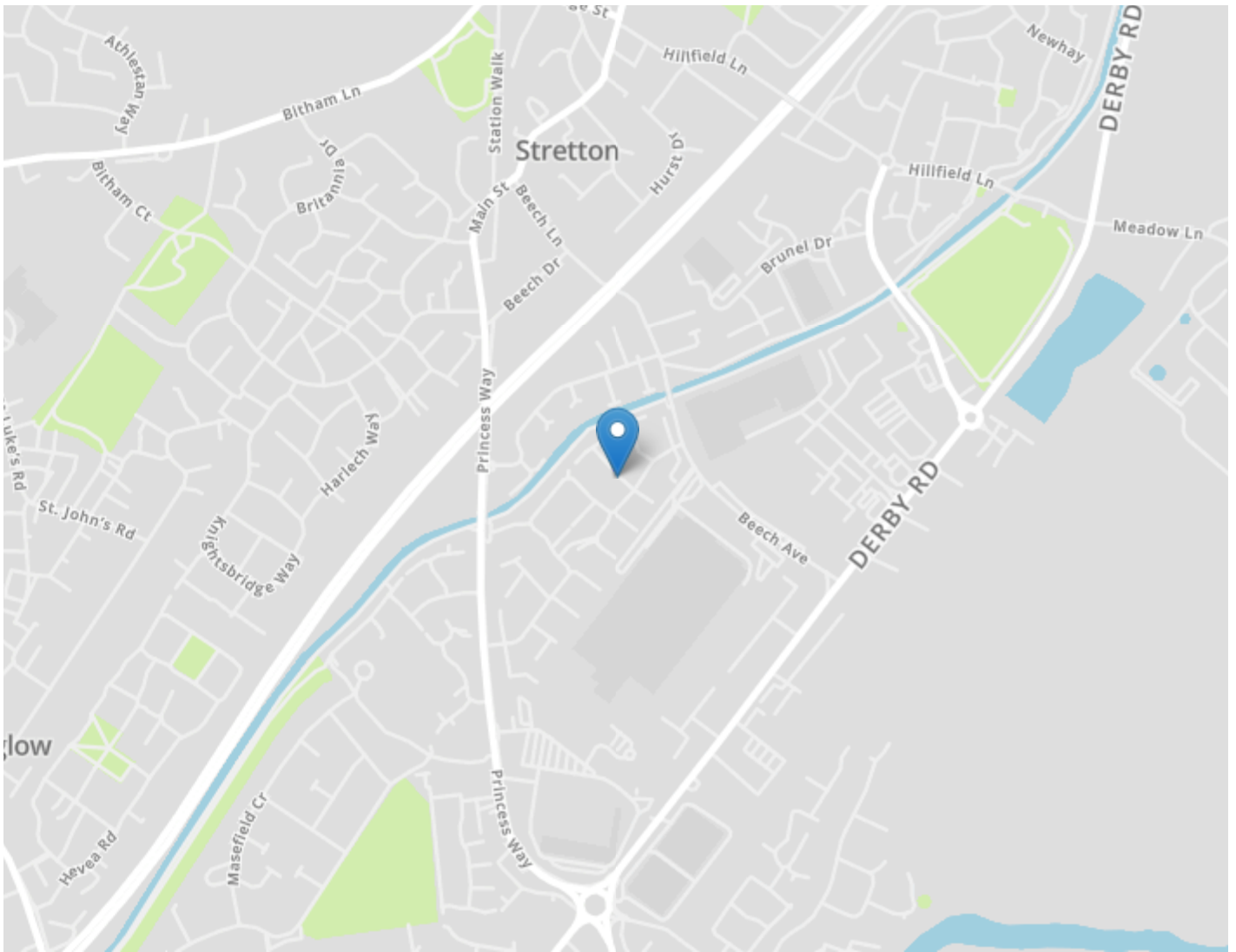
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

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.