



# Crew Partnership

Burton • Estate • Agents



**BEACON COTTAGE  
59 BEACON ROAD  
ROLLESTON-ON-DOVE  
BURTON-ON-TRENT  
DE13 9EG**

DETACHED FAMILY HOME WITH 3 DOUBLE BEDROOMS AND BACKING ON TO OPEN FIELDS! Entrance Hall, Lounge, Family Room, Kitchen open plan to Dining Room. Landing, MASTER BEDROOM + REFITTED EN-SUITE, 2 further Bedrooms and a REFITTED BATHROOM. UPVC DG + GCH. Front and Rear Gardens. Driveway to the rear providing ample parking. Very popular Village Location. NO UPWARD CHAIN

**£425,000 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**

Stairway to first floor landing, uPVC double glazed opaque door to front, doors to Lounge and Family Room.

#### **Lounge**

12' 0" x 12' 0" (3.66m x 3.66m) UPVC double glazed window to side aspect, uPVC double glazed window to front aspect, ornamental fireplace, radiator, coving to ceiling with ceiling rose.





### Family Room

13' 5" x 10' 9" (4.09m x 3.28m) UPVC double glazed window to side aspect, uPVC double glazed window to front aspect, radiator, coving to ceiling, open plan archway to Fitted Kitchen.



### Fitted Kitchen

12' 0" x 8' 4" (3.66m x 2.54m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, fitted electric oven, built-in four ring ceramic hob, concealed gas boiler serving heating system and domestic hot water, uPVC double glazed window to rear aspect, radiator, uPVC double glazed opaque door to side, door to Dining Room.



### Dining Room

13' 3" x 11' 3" (4.04m x 3.43m) Plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to side aspect, uPVC double glazed window to rear aspect, radiator, open plan archway, uPVC double glazed opaque door to side.



### First Floor

#### Landing

Doors to all Bedrooms and Bathroom.

#### Master Bedroom

13' 0" x 12' 0" (3.96m x 3.66m) Radiator, loft hatch, sliding door to En-suite Shower Room, uPVC double glazed french double door to Juliet Balcony.





### En-Suite Shower Room

Refitted with three piece suite comprising tiled double shower enclosure with fitted power shower and glass screen, pedestal wash hand basin, low-level WC and extractor fan, uPVC opaque double glazed window to side aspect, wall mounted convection heater.



### Second Bedroom

UPVC double glazed window to front aspect, radiator, door to Storage cupboard, uPVC double glazed window to front aspect



### Third Bedroom

11' 4" x 8' 9" (3.45m x 2.67m) UPVC double glazed window to front aspect, radiator.





### Family Bathroom

Refitted with four piece suite with panelled bath, pedestal wash hand basin, tiled shower enclosure with fitted power shower and glass screen and low-level WC, uPVC opaque double glazed window to rear aspect, radiator.



### Outside

#### Front and Rear Gardens

Established gardens with a variety of shrubs, backing onto open fields, right of access to the side leading to driveway to the rear providing ample parking, outside cold water tap.



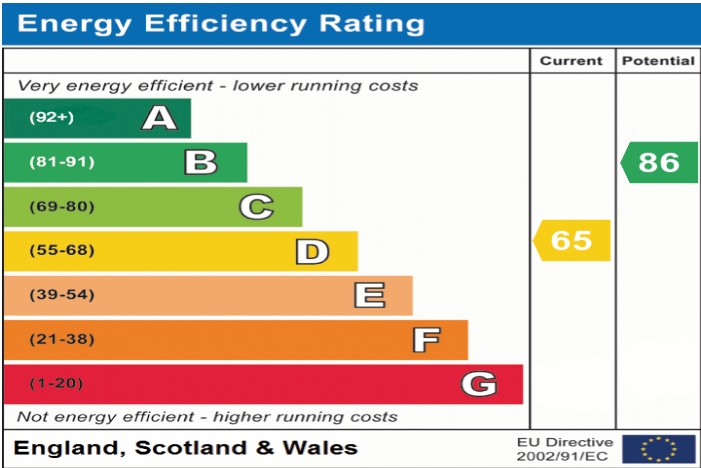


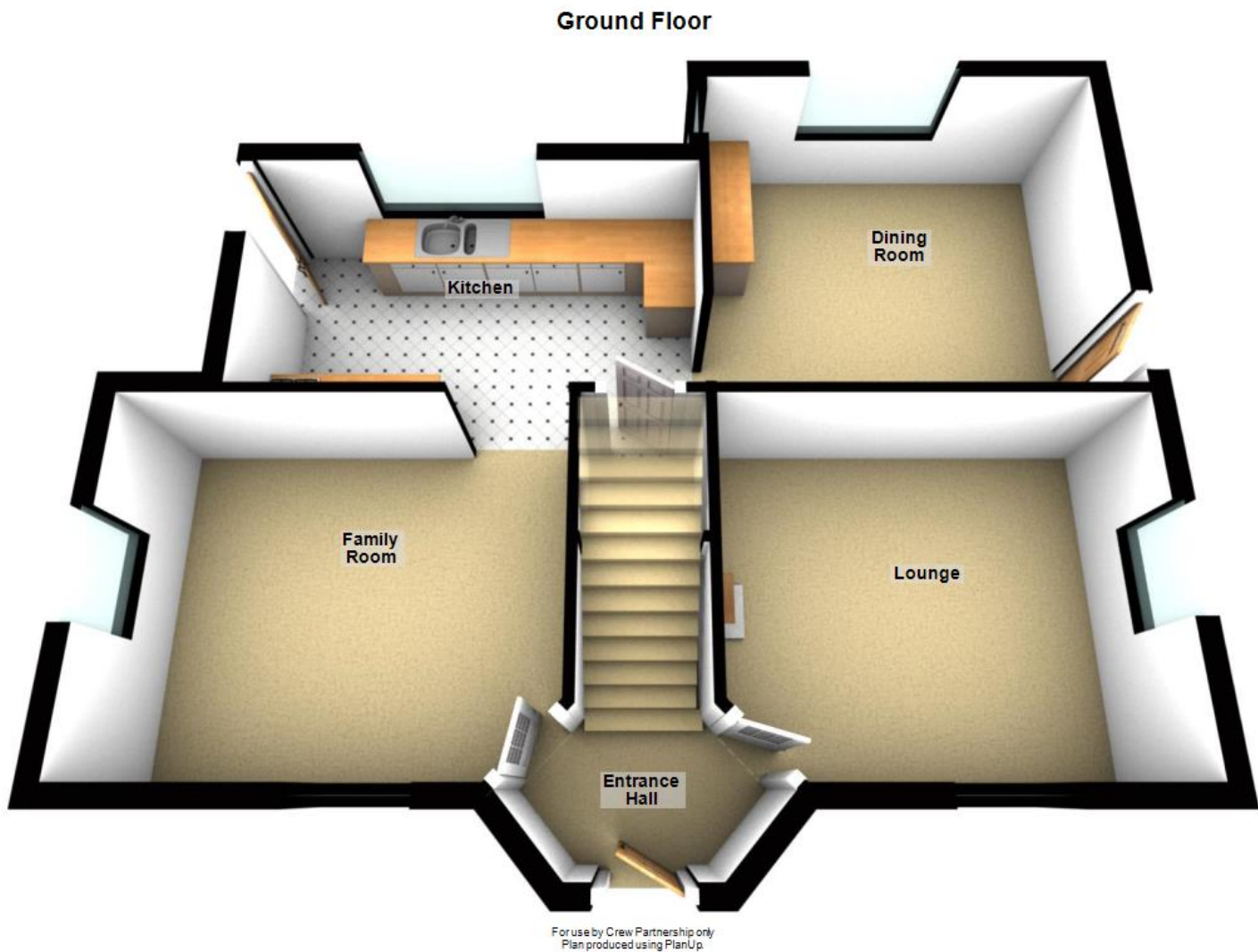
Additional Information

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.

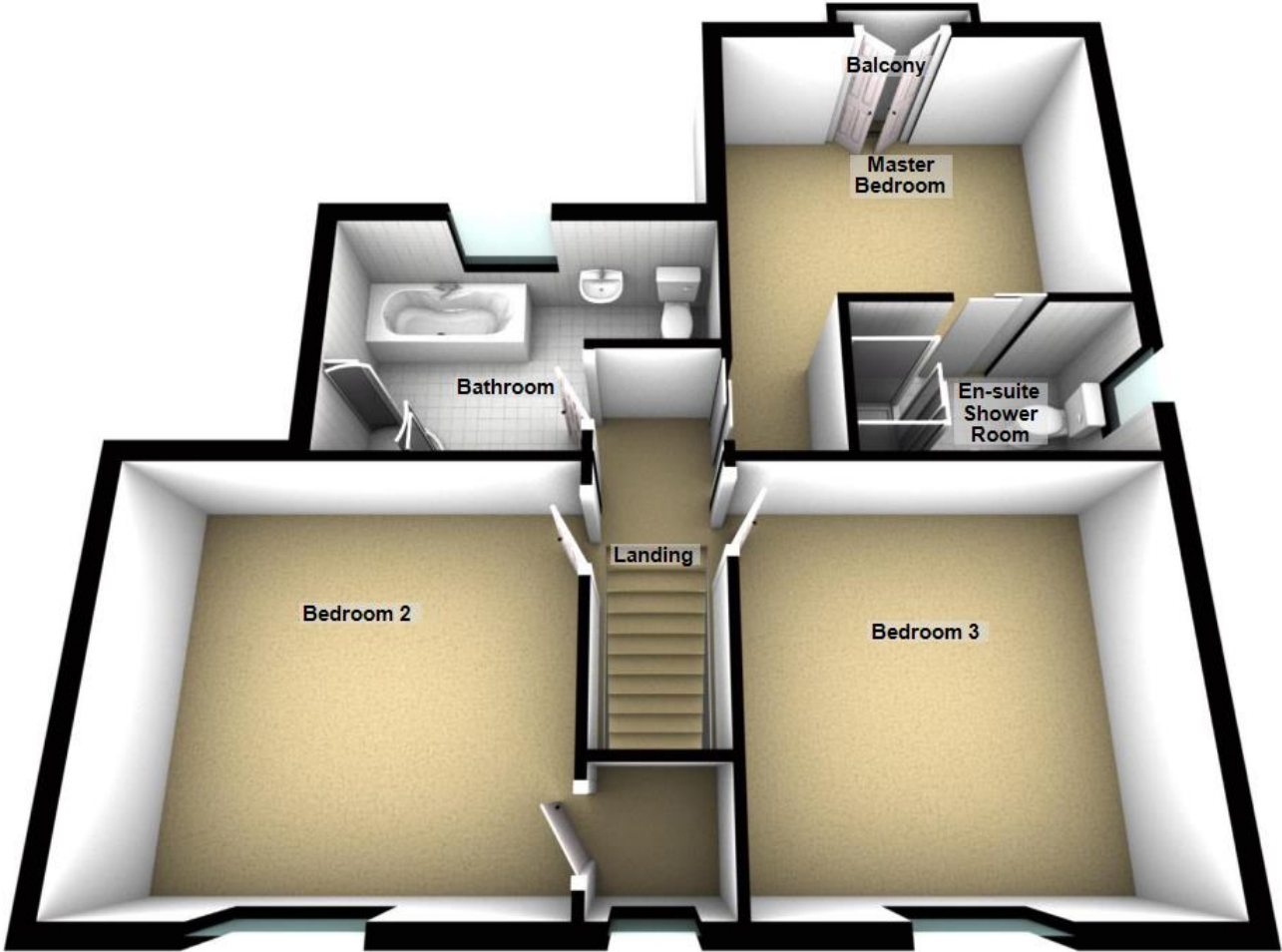
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

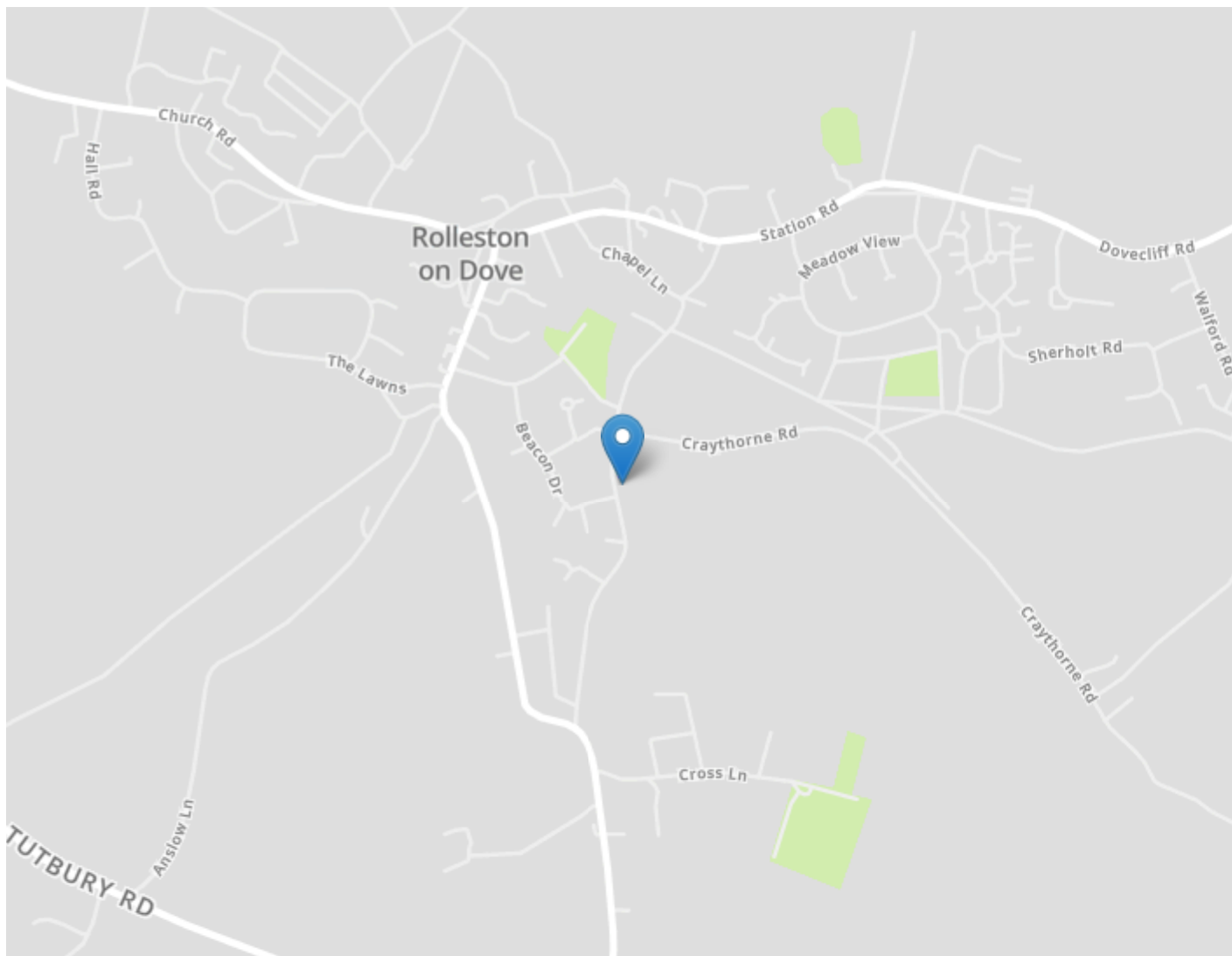






First Floor





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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.