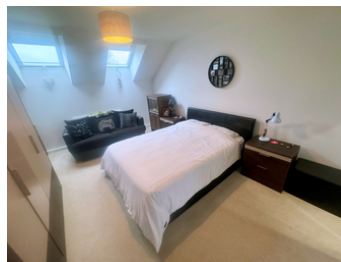




# Crew Partnership

Burton • Estate • Agents



**322B OAK TREE BARN  
STANTON ROAD  
BURTON-ON-TRENT  
DE15 9SQ**

A WELL PROPORTIONED FAMILY HOME WITH 4 BEDROOMS AND LOOKING OUT ONTO OPEN COUNTRYSIDE! Entrance Hall, 16ft Kitchen/Dining Room to UTILITY ROOM, Cloakroom, Lounge, Dining Room and Study/Fourth Bedroom. Landing, 3 DOUBLE BEDROOMS (Master Bedroom with Dressing Room and En-Suite Shower Room) and a Family Bathroom. UPVC DG + GCH. Still within its NHBC warranty. 2 Parking spaces to the front and Rear Garden looking out onto open countryside. A UNIQUE OPPORTUNITY!

**£325,000 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**

Radiator, stairway to galleried first floor landing, double glazed door to front, doors to Cloakroom, Kitchen/Dining Room, Lounge, Dining Room and Fourth Bedroom.



#### **Cloakroom**

Fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan, tiled surround, ceramic tiled flooring.



### Kitchen/Dining Room

16' 5" x 12' 0" (5.00m x 3.66m) Fitted with a matching range of base and eye level units with worktop space over, belfast sink unit, space for fridge/freezer and range, uPVC double glazed window to side aspect, uPVC double glazed window to side aspect with panoramic views of open countryside, two radiators, door to Utility Room.



### Utility Room

Fitted with a matching range of base units, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for tumble dryer, uPVC opaque double glazed window to side aspect with wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to garden.



### Lounge

11' 7" x 16' 7" (3.53m x 5.05m) Radiator, wooden flooring, uPVC double glazed double door to garden.



### Dining Room

13' 1" x 11' 7" (3.99m x 3.53m) UPVC double glazed window to rear aspect with panoramic views of open fields, radiator, laminate flooring.



### Fourth Bedroom

10' 3" x 7' 1" (3.12m x 2.16m) UPVC double glazed window to front aspect, radiator.





## First Floor

### Landing

Loft hatch, doors to all Bedrooms and Family Bathroom.



### Master Bedroom

17' 0" x 9' 7" (5.18m x 2.92m) Double glazed velux window to rear aspect, double glazed window to rear aspect, open plan to Dressing Room.



### Dressing Room

UPVC opaque double glazed window to side aspect, door to En-Suite Shower Room.



### En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted electric shower and folding glass screen, pedestal wash hand basin with shaver point, low-level WC and heated towel rail, ceramic tiled flooring.



### Second Bedroom

13' 3" x 11' 8" (4.04m x 3.56m) Two double glazed velux windows to rear aspect, radiator.



### Third Bedroom

10' 4" x 10' 1" (3.15m x 3.07m) Two double glazed velux windows to front aspect, radiator.





### Family Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin in vanity unit with cupboard under, double shower enclosure with fitted power shower and folding glass screen and low-level WC, tiled surround, heated towel rail, extractor fan, double glazed velux window to front aspect, ceramic tiled flooring.



### Outside

#### Front and Rear Gardens

To the front you have parking for 2 cars.

Established side and rear gardens, overlooking open countryside.

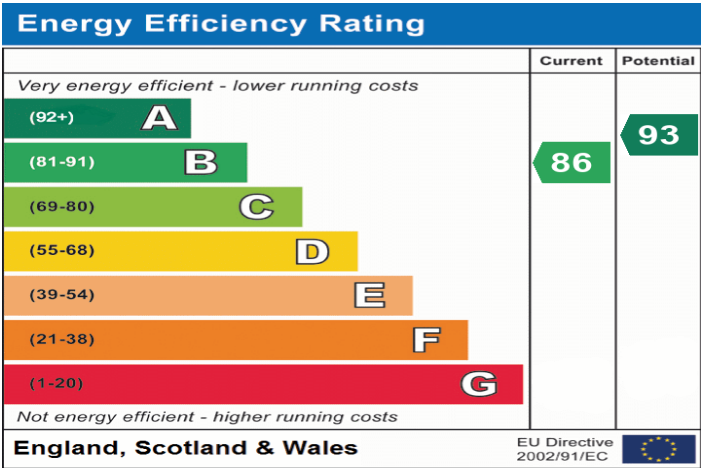


Additional Information

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

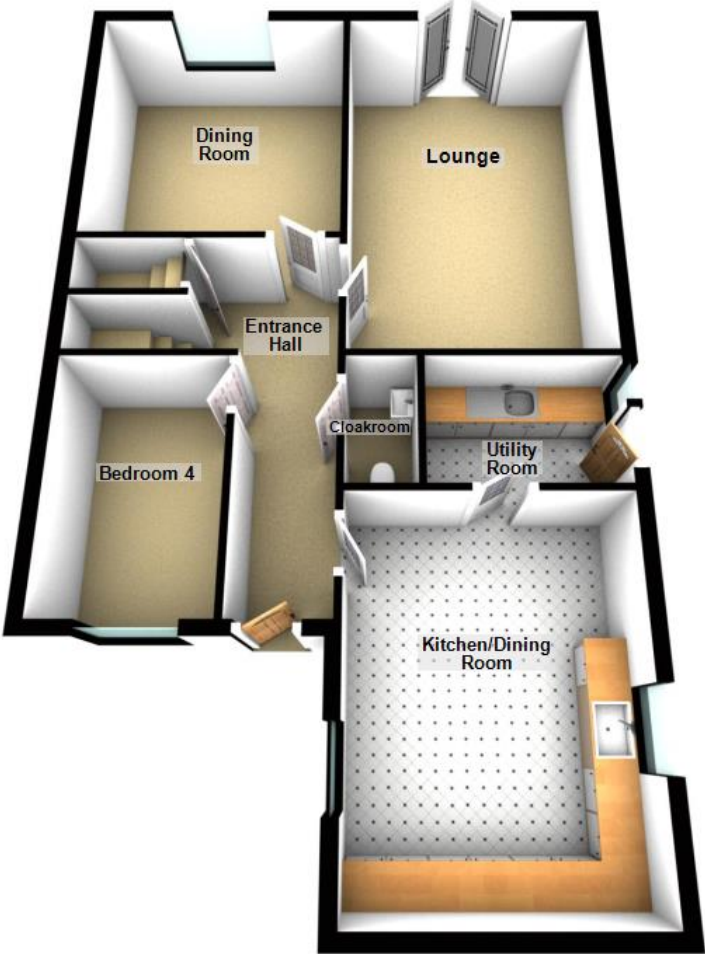
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

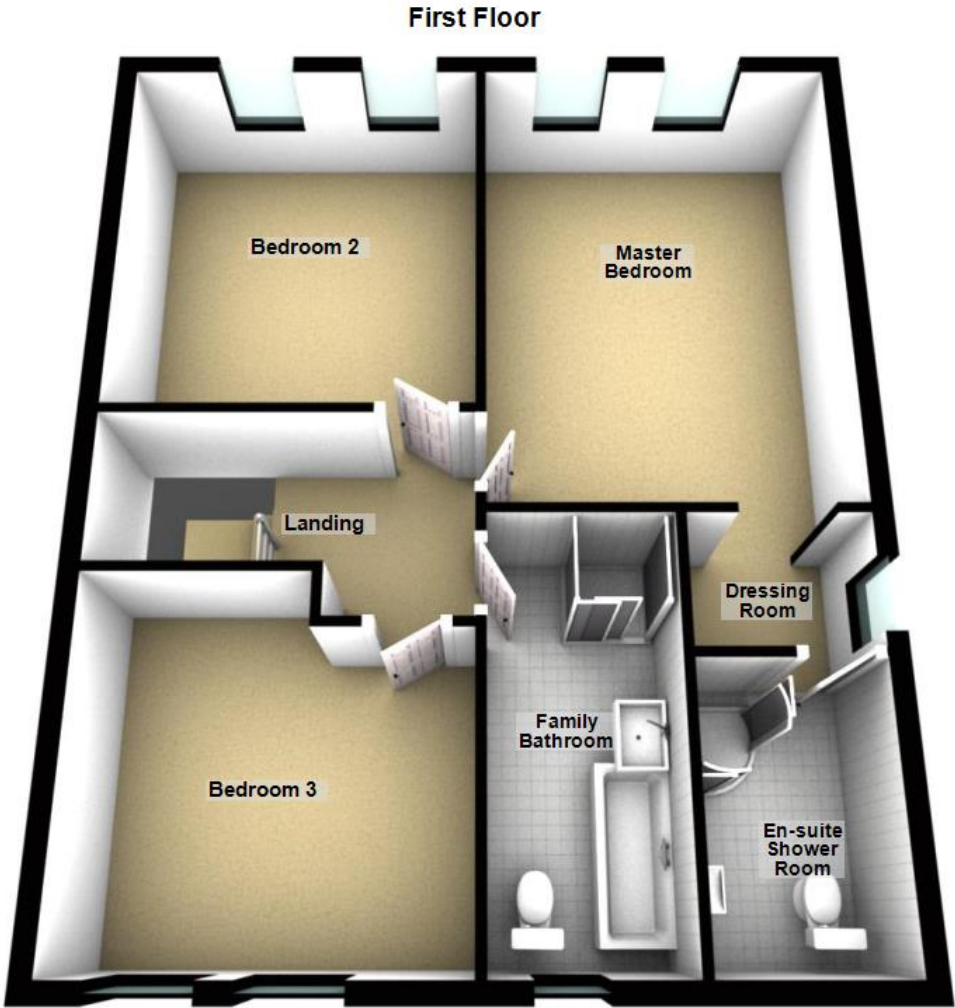




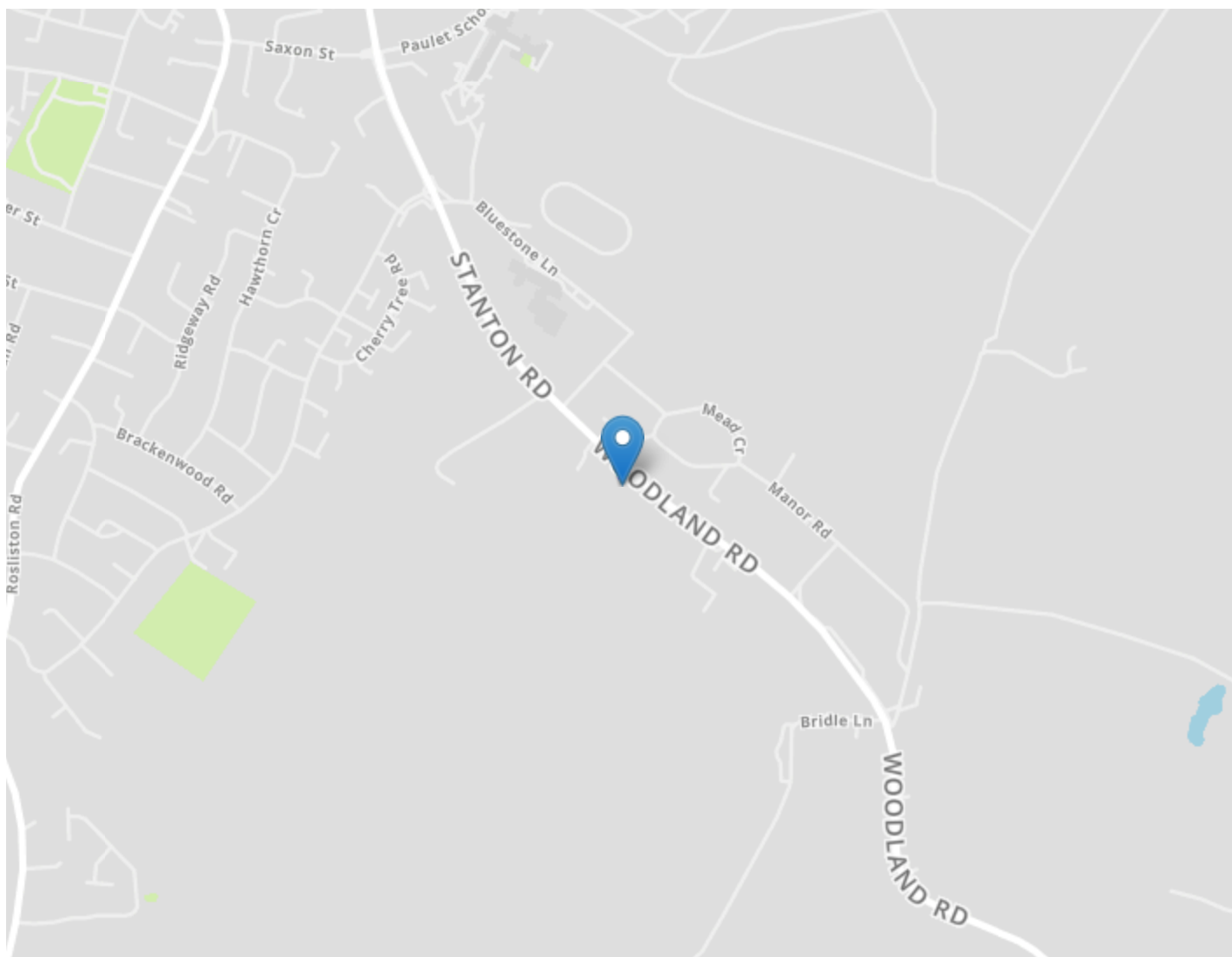
Ground Floor



For use by Crew Partnership only  
Plan produced using PlanUp.







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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.