



Crew Partnership

Burton · Estate · Agents



**71 ANGLIA DRIVE
CHURCH GRESLEY
SWADLINCOTE
DE11 9JR**

LARGE FAMILY HOME WITH 4 DOUBLE BEDROOMS + GARAGE! Entrance Hall, Cloakroom, 20ft Lounge, Dining Room, Fitted Kitchen and a UTILITY ROOM. Landing, MASTER BEDROOM + EN-SUITE SHOWER ROOM, 3 further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway and Garage to the side. VIEWING HIGHLY RECOMMENDED

£315,000 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

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



Cloakroom

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



Lounge

22' 0" x 11' 3" (6.71m x 3.43m) UPVC double glazed bay window to front aspect, fireplace, two double radiators, laminate flooring, uPVC double glazed double door to rear garden.



Dining Room

10' 9" x 10' 3" (3.28m x 3.12m) UPVC double glazed bay window to front aspect, radiator.



Fitted Kitchen

11' 4" x 11' 3" (3.45m x 3.43m) 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, space for fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed double door to garden, door to Utility Room.



Utility Room

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, radiator, tiled flooring.

First Floor

Landing

Doors to all Bedrooms, Family Bathroom and a storage cupboard.



Master Bedroom

13' 7" x 13' 3" (4.14m x 4.04m) UPVC double glazed window to front aspect, uPVC double glazed window to side aspect, Storage cupboard, double radiator, laminate flooring, fitted double wardrobes, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising double shower enclosure with glass screen, pedestal wash hand basin and low-level WC tiled splashback, uPVC frosted double glazed window to side aspect, radiator, vinyl flooring.



Second Bedroom

13' 2" x 11' 3" (4.01m x 3.43m) UPVC double glazed window to front aspect, radiator, laminate flooring, fitted double wardrobe.



Third Bedroom

11' 5" Max x 11' 0" Max (3.48m x 3.35m) Two uPVC double glazed windows to front aspect, radiator, door to storage cupboard.



Fourth Bedroom

9' 7" x 8' 0" (2.92m x 2.44m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Fitted with three piece suite comprising bath with shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear aspect, radiator, vinyl flooring.



Outside

Front and Rear Gardens

Mature planted front garden with path leading to the front door. Tarmacked driveway to the side providing off street parking and leading to the Garage. Gated side access to the rear garden.

Rear Garden mainly laid to slate and bordered by a variety of mature plants, trees and flowers. Further benefitting from a paved seating area.

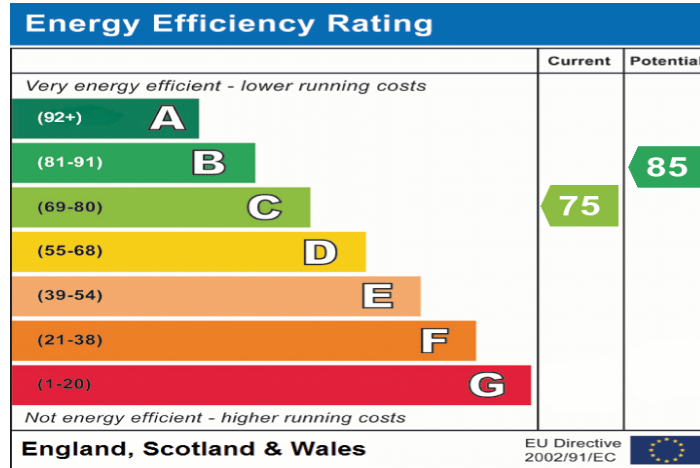


Additional Information

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 E

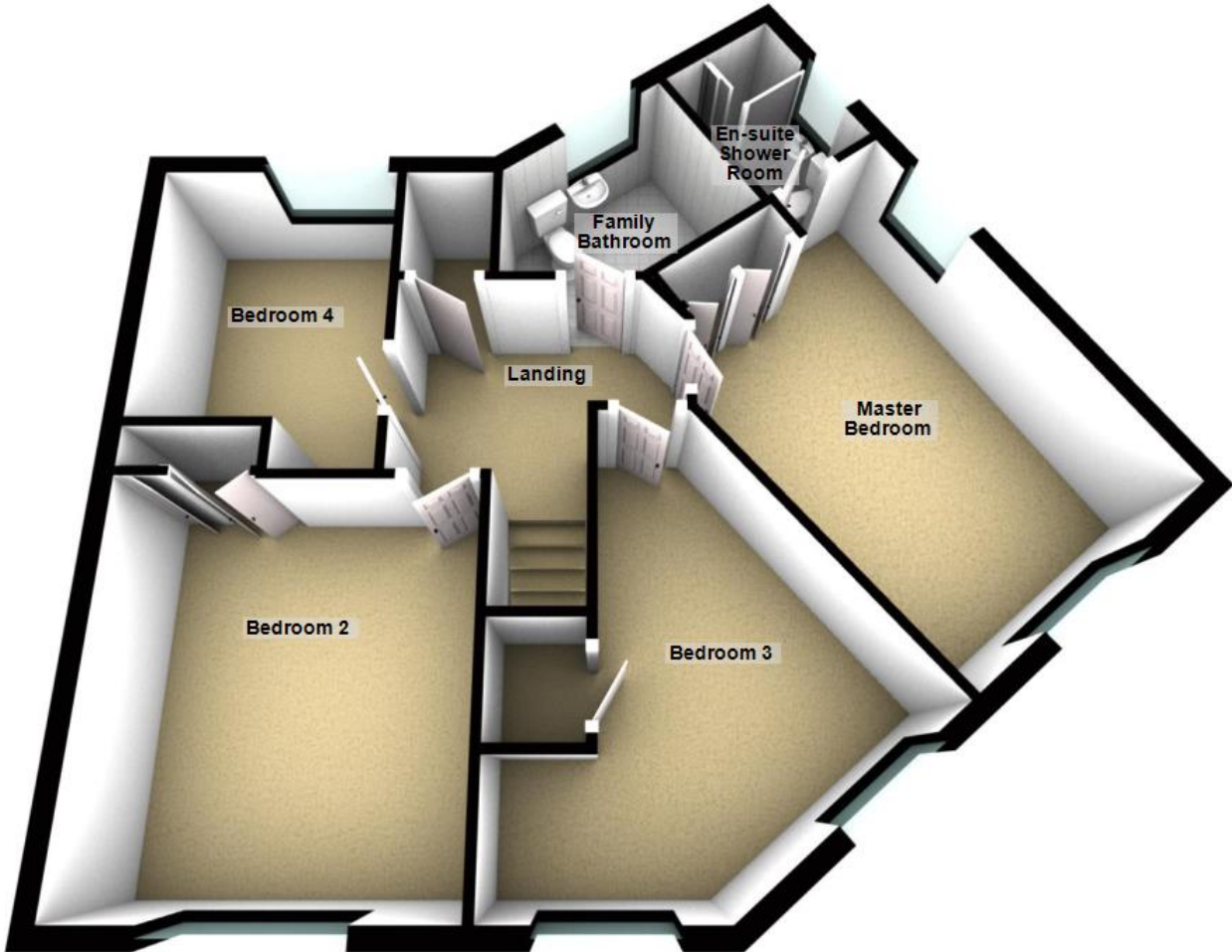


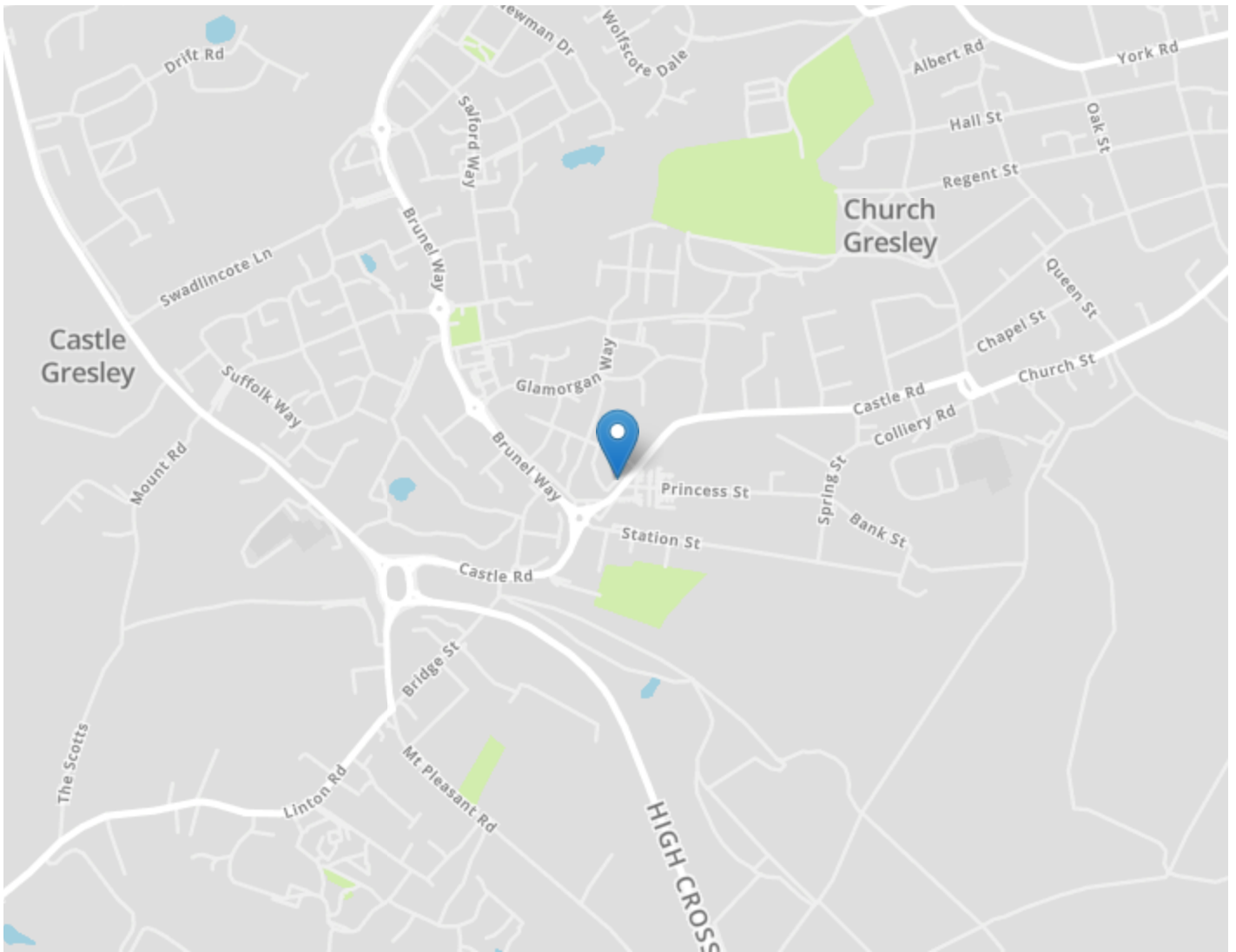
Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.

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.