



Crew Partnership

Burton • Estate • Agents



1 AMBERLANDS STRETTON DE13 0PE

DETACHED FAMILY HOME WITH 6 DOUBLE BEDROOMS AND 4 BATHROOMS! Entrance Hall, 3 RECEPTION ROOMS (Lounge, Dining Room and Study), Cloakroom and a REFITTED KITCHEN. Landing, MASTER BEDROOM + EN-SUITE, 3 further Bedrooms (two of which have access to a Jack and Jill En-Suite) and the Family Bathroom. Landing, 2 further Bedrooms and a Shower Room. UPVC DG + GCH. Front and Rear Gardens. Driveway to the front. POPULAR VILLAGE LOCATION

£395,000 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

Two uPVC opaque double glazed windows to front aspect, uPVC opaque double glazed window to side aspect, Karndean flooring, stairway to galleried first floor landing, uPVC double glazed opaque door to front, door to Study, Lounge, Cloakroom and Fitted Kitchen.



Study

UPVC double glazed window to front aspect, radiator.



Cloakroom

Fitted with two piece suite comprising, wash hand basin in vanity unit with cupboard under, low-level WC and extractor fan, tiled splashbacks, radiator, karndean flooring.

Lounge

14' 7" x 11' 8" (4.45m x 3.56m) UPVC double glazed bay window to front aspect, log effect gas electric set in ornate surround, two radiators, coving to ceiling, double door to Dining Room.



Fitted Kitchen

16' 1" x 15' 5" (4.90m x 4.70m) Refitted with a matching range of base and eye level cupboards with worktops, wine rack, 1+1/2 bowl sink unit with mixer tap, integrated fridge, freezer, dishwasher, automatic washing machine, fitted eye level electric double oven, built-in five ring gas hob with extractor hood over, an additional built-in oven, two uPVC double glazed windows to rear aspect, karndean flooring, radiator, open plan to Dining Room.



Dining Room

10' 7" x 10' 0" (3.23m x 3.05m) Radiator, karndean flooring, coving to ceiling, uPVC double glazed french double doors to garden.



First Floor

Landing

UPVC double glazed window to front aspect, door to Storage cupboard with wall mounted concealed gas combination boiler serving heating system and domestic hot water, door to Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 and the Family Bathroom.



Master Bedroom

16' 5" x 11' 8" (5.00m x 3.56m) Two uPVC double glazed windows to front aspect, radiator, door to En-Suite.



En-Suite Shower Room

Fitted 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 tiled surround, uPVC double glazed window to side aspect, radiator.



Second Bedroom

9' 8" x 8' 0" (2.95m x 2.44m) UPVC double glazed window to front aspect, radiator, door to Jack and Jill En-Suite.



Third Bedroom

10' 0" x 8' 5" (3.05m x 2.57m) UPVC double glazed window to rear aspect, fitted wardrobes, radiator, door to Jack and Jill En-Suite.



Jack and Jill En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower enclosure with fitted power shower and sliding glass door and low-level WC, extractor fan, uPVC double glazed window to side aspect, radiator, ceramic tiled flooring.



Fourth Bedroom

8' 0" x 8' 7" (2.44m x 2.62m) Double glazed window to rear aspect, radiator, door to Storage cupboard.



Family Bathroom

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



Second Floor

Fifth Bedroom

10' 6" x 15' 10" (3.20m x 4.83m) Double glazed velux window to side aspect, double glazed velux window to rear aspect, radiator.



Sixth Bedroom

12' 7" x 7' 6" (3.84m x 2.29m) Double glazed velux window to front aspect, double glazed velux window to rear aspect.



Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted electric shower and folding glass screen, wash hand basin in vanity unit with cupboards under and drawers, low-level WC and extractor fan tiled surround, uPVC opaque double glazed window to rear aspect, radiator.



Outside

Front and Rear Gardens

Corner plot with established gardens with a variety of shrubs and trees, driveway to the front car parking space for three cars, outside cold water tap, mainly laid to lawn. Sun patio seating area.

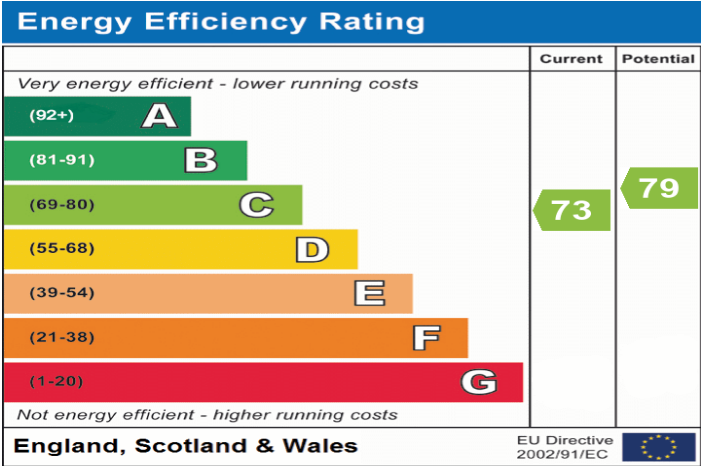


Additional Information

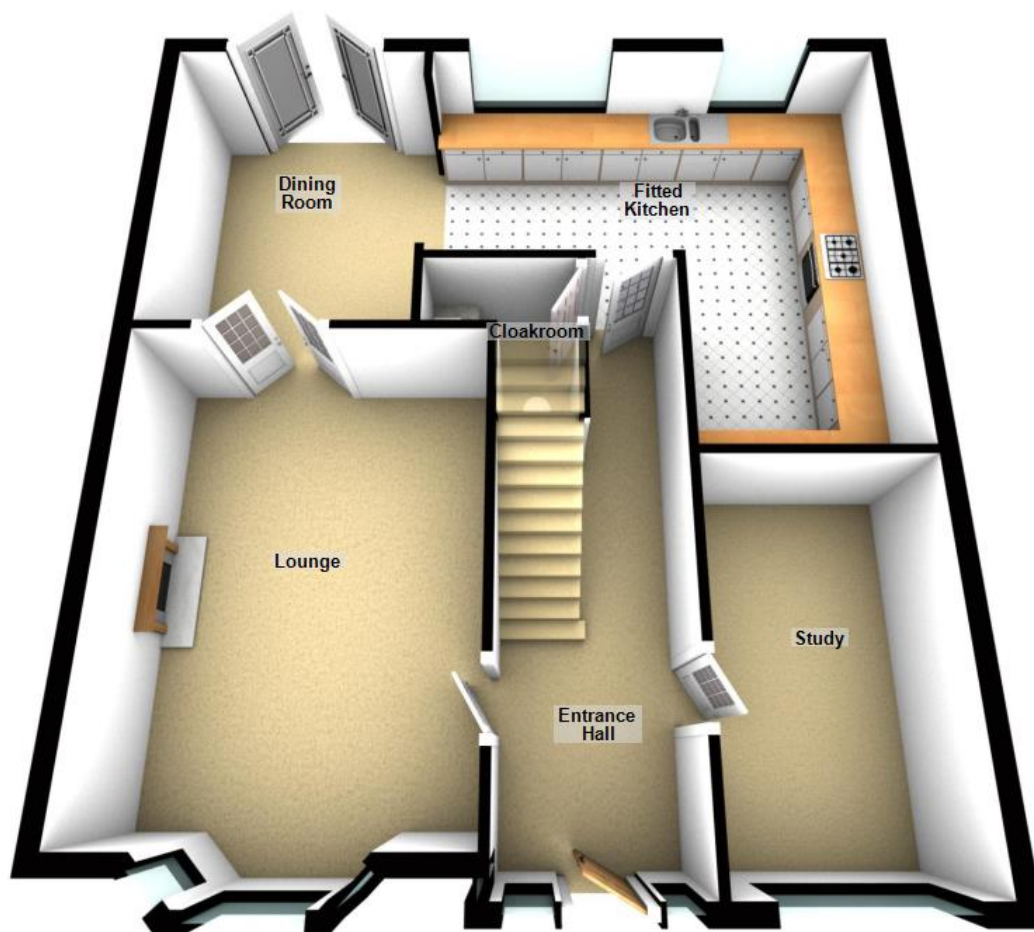
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

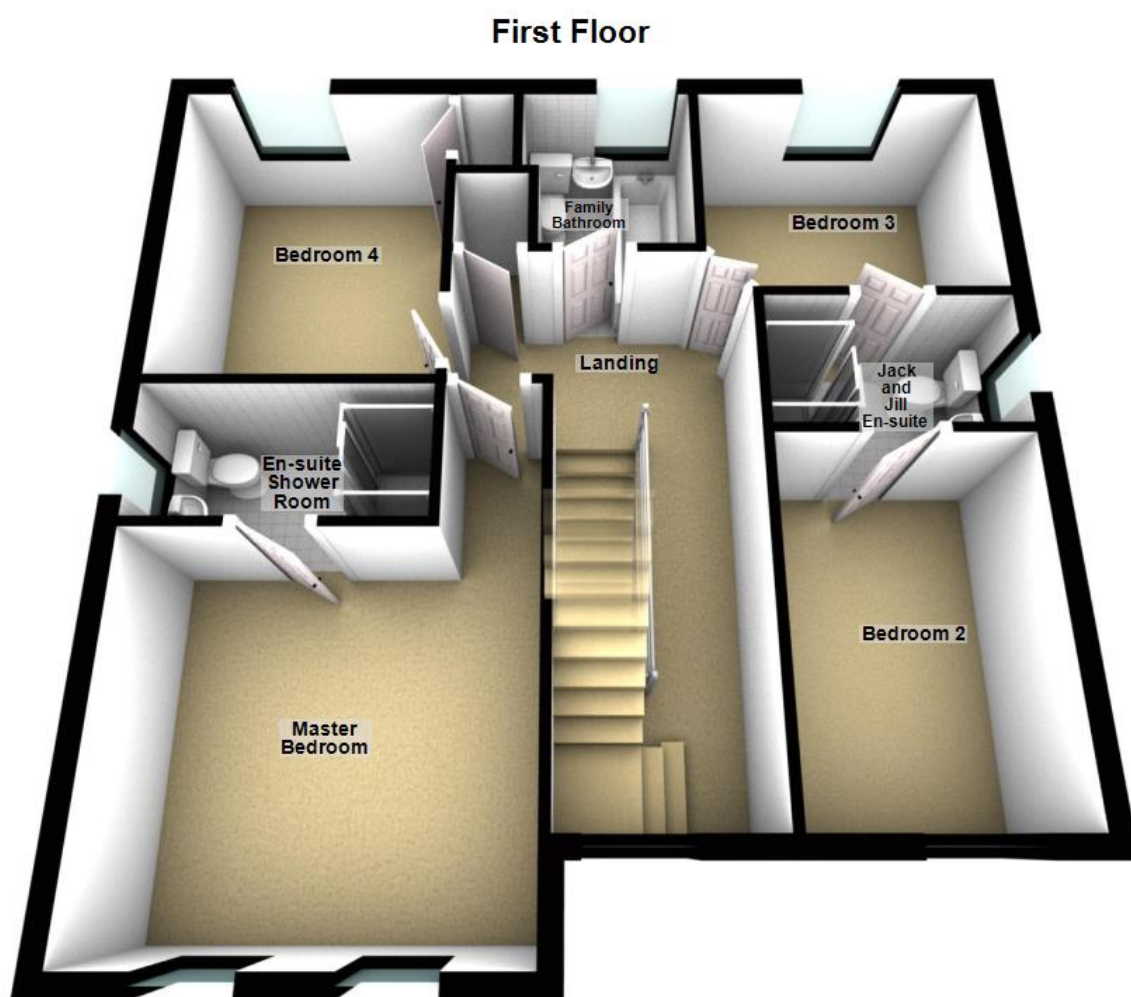
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC



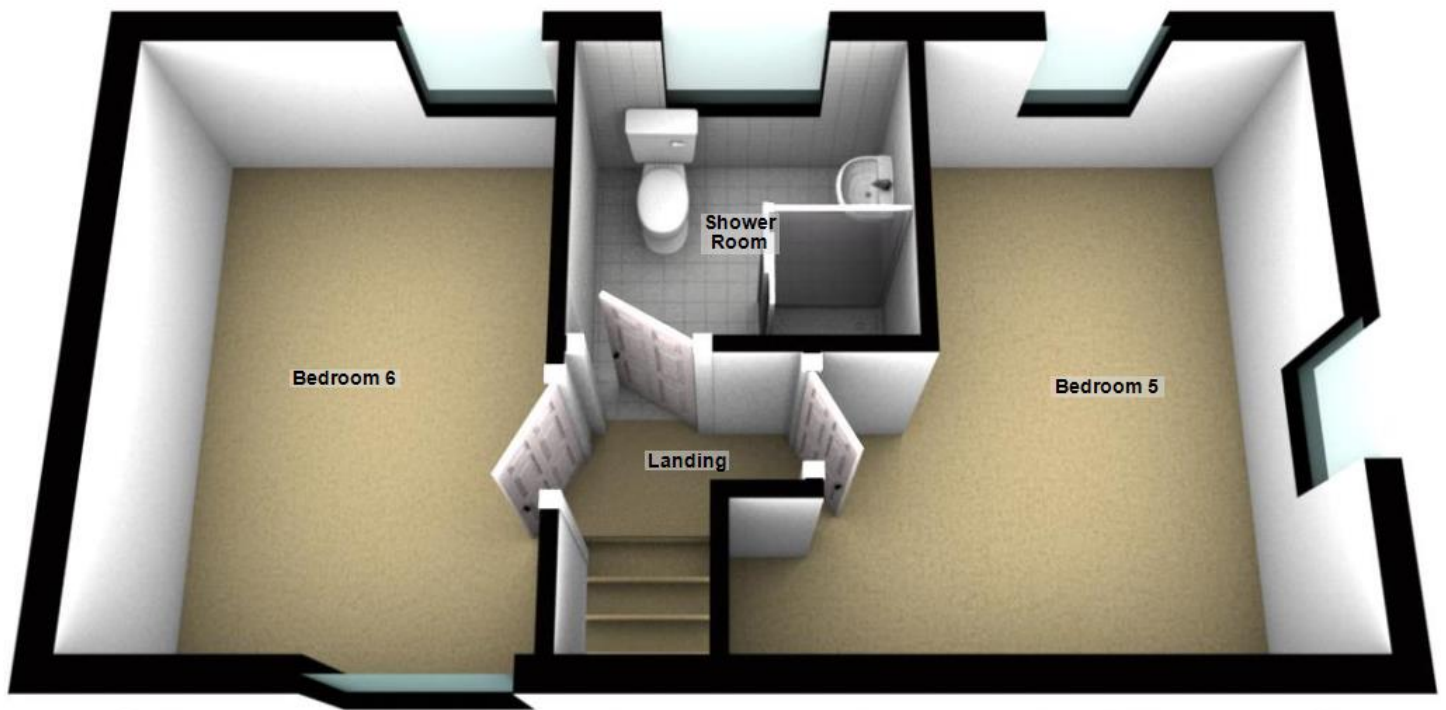
Ground Floor

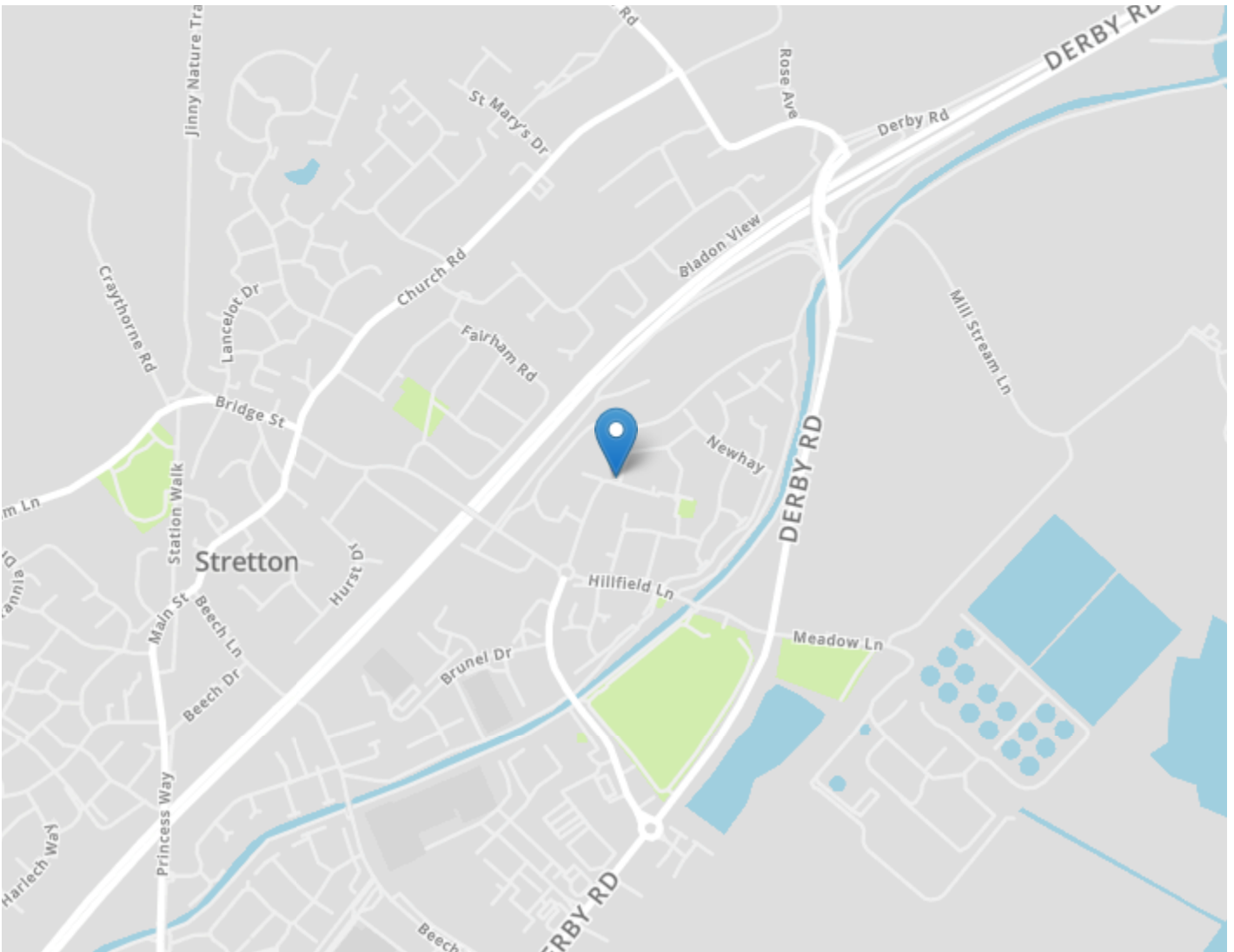


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Plan produced using PlanUp.



Second 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.