



# Crew Partnership

Burton · Estate · Agents



**50 FOSTON AVENUE  
BURTON-ON-TRENT  
DE13 0PL**

REFURBISHED AND EXTENDED FAMILY HOME WITH 4 BEDROOMS! Entrance Hall with under-stairs storage cupboard, Lounge, REFITTED KITCHEN, Family Room open plan to CONSERVATORY, Enclosed Entry Way with access to Utility Room/Area. Landing, 3 Bedrooms and a REFITTED BATHROOM with stairs leading to the Second Floor and Fourth Bedroom. UPVC DG + GCH. Front and Rear Gardens. Driveway to front. VIEWING HIGHLY RECOMMENDED

**£295,000 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

Two uPVC double glazed windows to front aspect, radiator, laminate flooring, stairs leading to first floor landing, uPVC double glazed door to front, door to under-stairs storage cupboard with a uPVC double glazed window to side aspect, doors to Lounge, Fitted Kitchen and Family Room.



### Lounge

12' 6" x 12' 2" (3.81m x 3.71m) UPVC double glazed bay window to front aspect, fireplace, radiator.



### Fitted Kitchen

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, integrated fridge, freezer and dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, laminate flooring, door to Entry Way.



### Entry Way

UPVC double glazed doors to front and rear, door to Utility Room/Area.



### Utility Room/Area

Plumbing for washing machine, vent for tumble dryer.

## Family Room

13' 8" x 11' 1" (4.17m x 3.38m) Radiator, open plan to Conservatory.



## Conservatory

11' 1" x 9' 0" (3.38m x 2.74m) UPVC double glazed window to rear aspect, two uPVC double glazed windows to side aspect, radiator, double door to rear garden.



## First Floor

### Landing

UPVC double glazed window to side aspect, doors to all Bedrooms and Bathroom, stairs leading to second floor/Fourth Bedroom.



### Master Bedroom

12' 0" x 11' 0" (3.66m x 3.35m) UPVC double glazed bay window to front aspect, radiator.



### Second Bedroom

11' 7" x 9' 2" (3.53m x 2.79m) UPVC double glazed window to rear aspect, radiator.



### Third Bedroom

8' 5" x 7' 1" (2.57m x 2.16m) UPVC double glazed window to front aspect, radiator.



### Bathroom

Refitted with three piece suite comprising deep panelled bath with shower over and folding glass screen, wash hand basin and low-level WC, tiled surround, uPVC opaque double glazed window to rear aspect, uPVC opaque double glazed window to side aspect, heated towel rail, tiled flooring.



## Second Floor

### Fourth Bedroom

Two skylights, double radiator.



## Outside

### Front and Rear Gardens

Front garden with a stepped footpath leading to the front door as well to an enclosed entry way to the side bordered a variety of plants and bushes. Block paved driveway providing parking to two cars.

Rear garden mainly laid to lawn bordered by a variety of trees, bushes, plants and flowers. It further benefits from several seating areas and some hardstanding to the bottom of the garden with enough space for a garden shed and greenhouse.



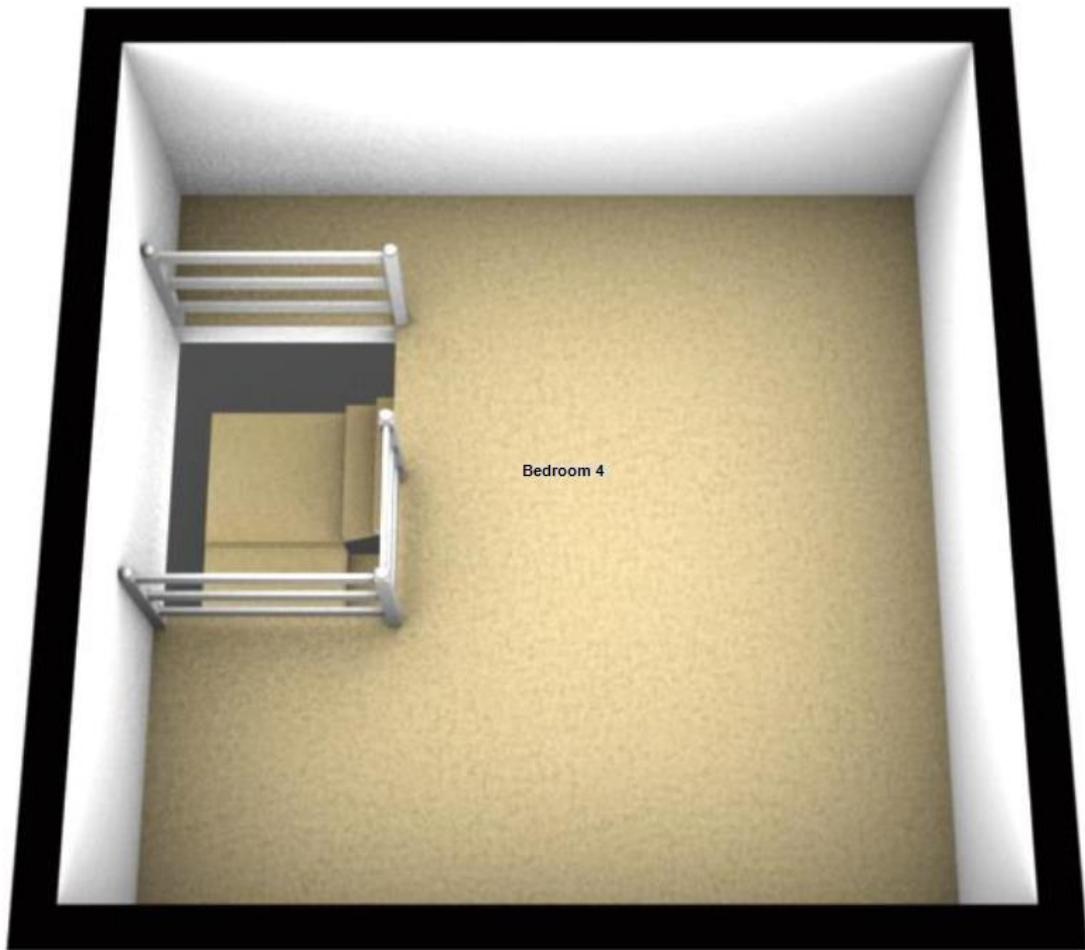
Ground Floor



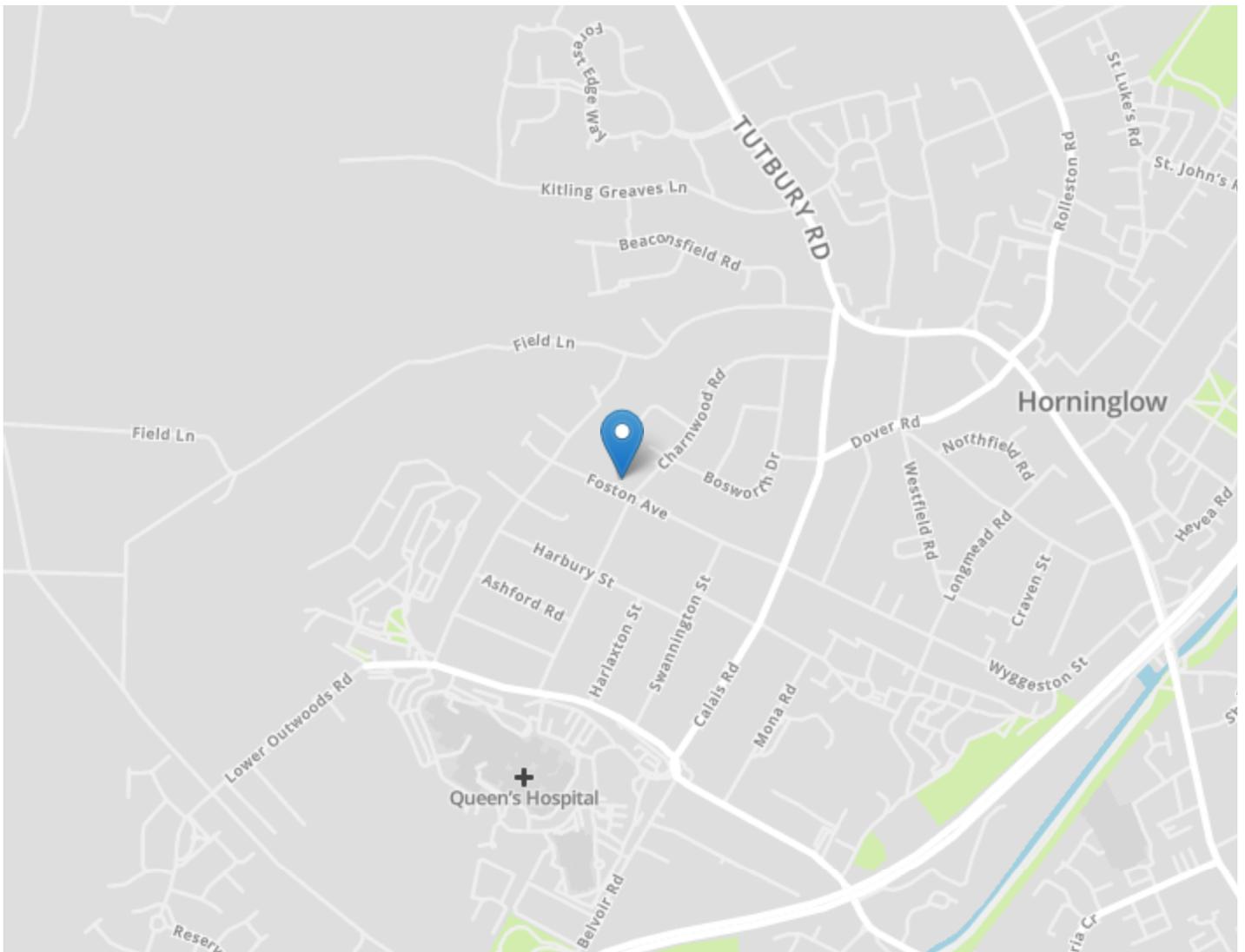
Focus by Crew Partnership only  
Plan produced using PlanUp



Second Floor



Bedroom 4



#### 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.

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.