



Crew Partnership

Burton · Estate · Agents



**23 THRIFT ROAD
BRANSTON
BURTON-ON-TRENT
DE14 3LJ**

DETACHED FAMILY HOME WITH 4 BEDROOMS AND IN A QUIET CUL-DE-SAC LOCATION! Entrance Hall, Cloakroom, Lounge, Dining Room, KITCHEN/BREAKFAST ROOM + UTILITY ROOM. Landing, MASTER + EN-SUITE, 3 further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to a Garage.

£299,950

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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

Radiator, laminate flooring, coving to ceiling, stairway galleried first floor landing, uPVC double glazed opaque door to front, doors to Lounge, Family Room, Cloakroom, Kitchen/Breakfast Room and an under-stairs storage cupboard.



Cloakroom

UPVC opaque double glazed window to front aspect, fitted with two piece suite pedestal wash hand basin and low-level WC, tiled splashback, radiator, laminate flooring.



Lounge

15' 3" x 11' 0" (4.65m x 3.35m) Coal effect gas fireplace set in feature surround, double radiator, coving to ceiling, uPVC double glazed french double doors to garden.



Dining Room

11' 2" x 8' 8" (3.40m x 2.64m) UPVC double glazed window to front aspect, radiator.



Kitchen/Breakfast Room

11' 8" x 11' 2" (3.56m x 3.40m) Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl sink unit with mixer tap with tiled splashbacks, plumbing for dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, radiator, laminate flooring, uPVC double glazed opaque door to garden, door to Utility Room.



Utility Room

Base units, sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, radiator, laminate flooring with extractor fan.



First Floor

Landing

Door to Storage cupboard with wall mounted concealed gas combination boiler serving heating system and domestic hot water, doors to all Bedrooms and Family Bathroom.

Master Bedroom

12' 0" x 9' 6" (3.66m x 2.90m) UPVC double glazed window to rear aspect, radiator, fitted double wardrobe, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure with fitted power shower and folding glass screen, pedestal wash hand basin, low-level WC and extractor fan, shaver point, uPVC opaque double glazed window to side aspect.



Second Bedroom

11' 2" x 8' 3" (3.40m x 2.51m) UPVC double glazed window to front aspect, fitted double wardrobe, radiator.



Third Bedroom

9' 5" x 8' 0" (2.87m x 2.44m) UPVC double glazed window to front aspect, radiator, door to storage cupboard.



Fourth Bedroom

9' 0" x 6' 7" (2.74m x 2.01m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

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



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, mainly laid to lawn, driveway to the front leading to garage and car parking space two cars, gated side access. Sun patio seating area, outside cold water tap.



Additional Information

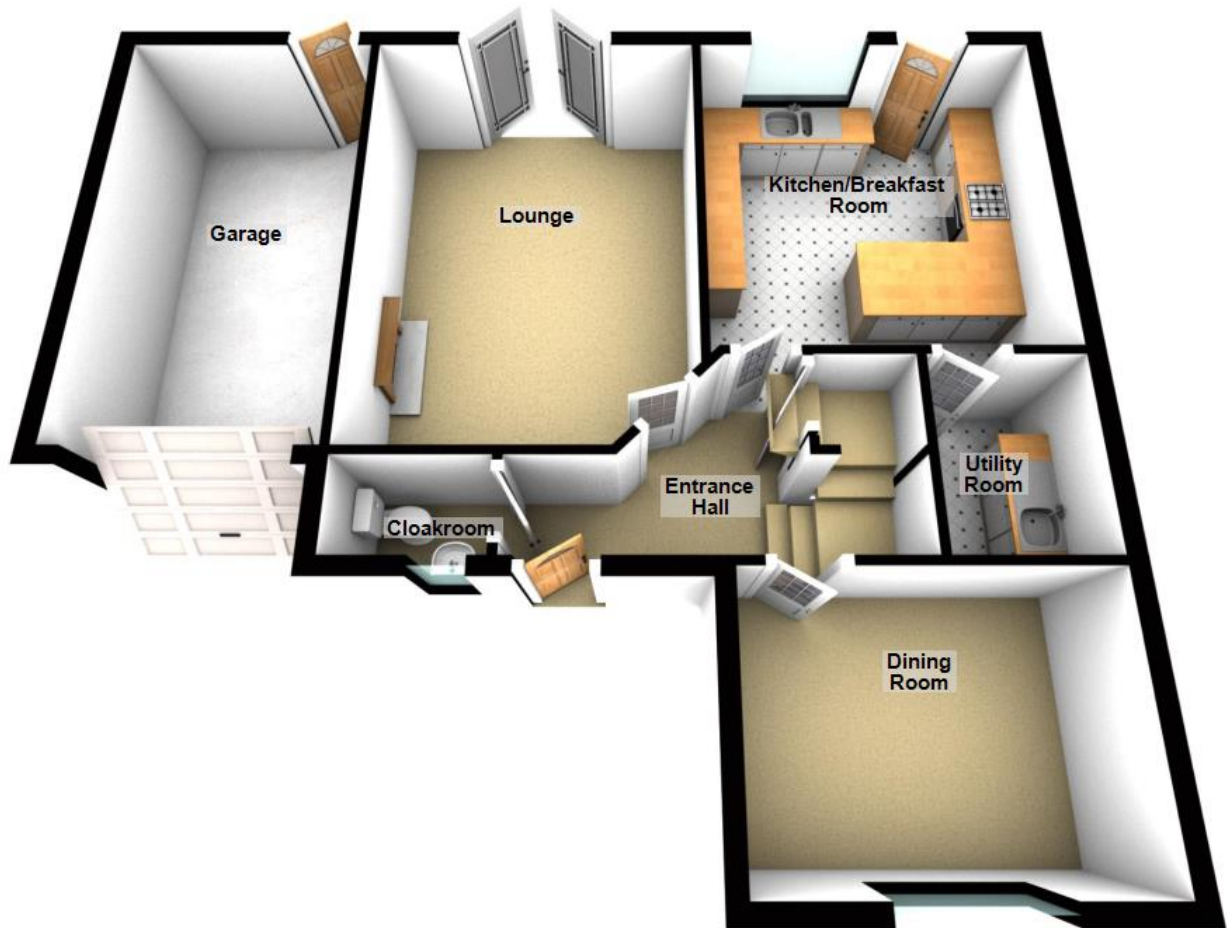
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 D

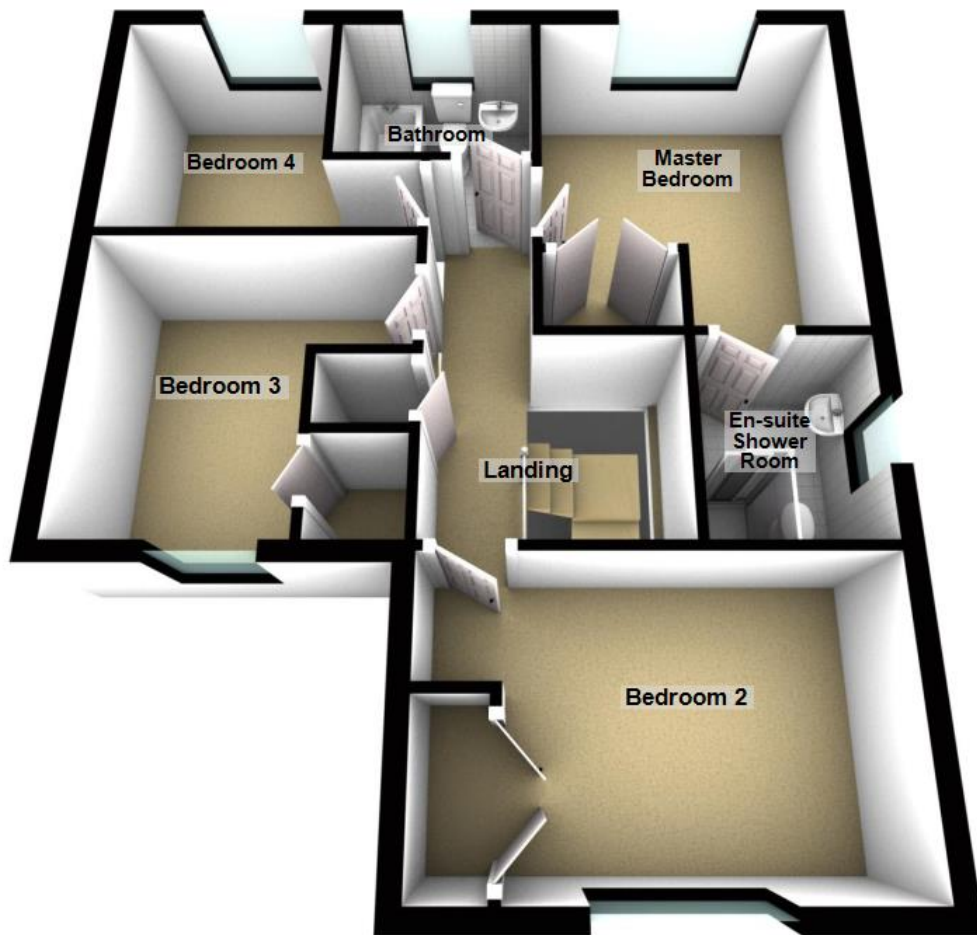
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

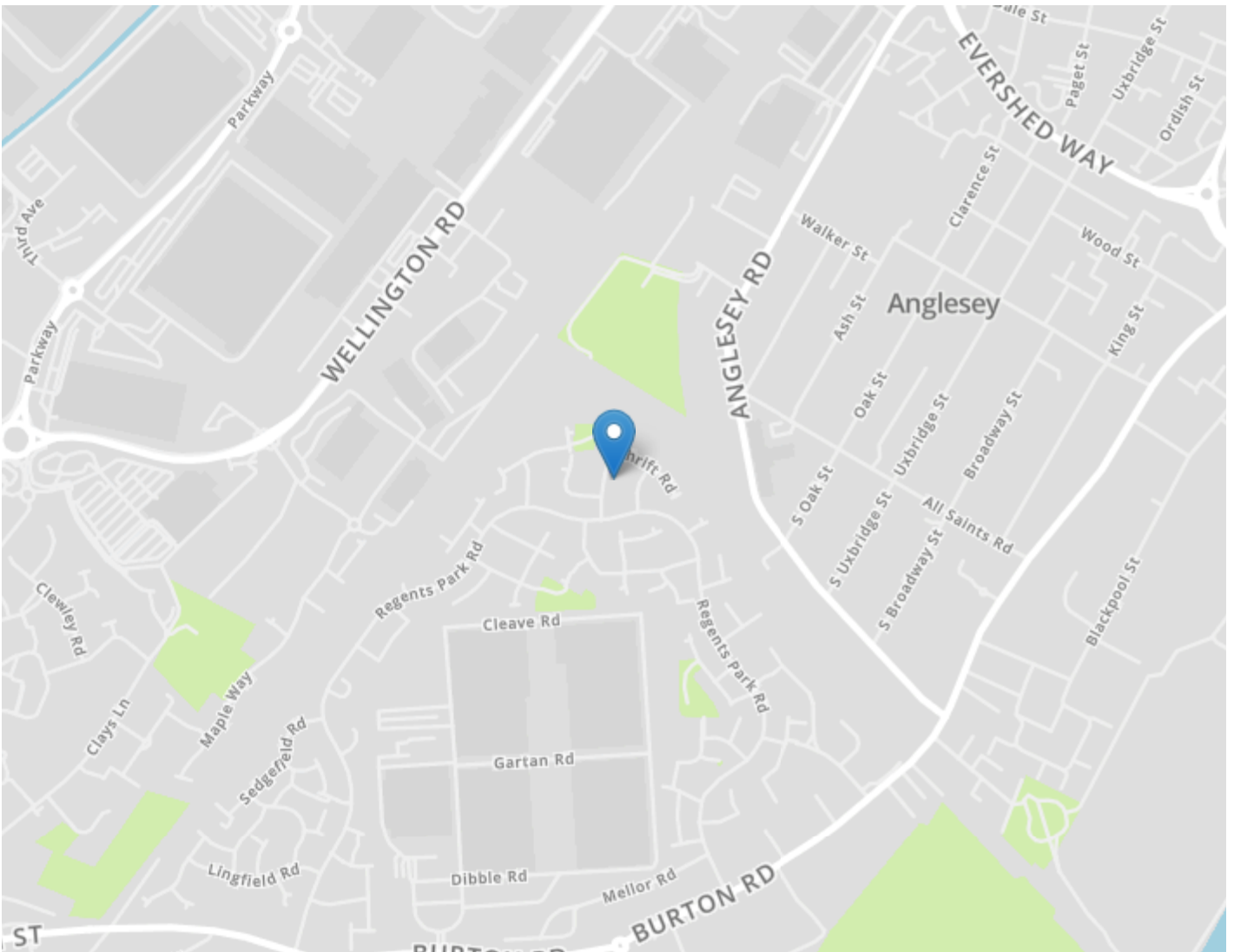
Ground Floor



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.