



Crew Partnership

Burton • Estate • Agents



15 THORNESCROFT GARDENS BRANSTON DE14 3GL

DEATCHED FAMILY HOME WITH 4 GOOD SIZED BEDROOMS AND A 17FT REFITTED KITCHEN/BREAKFAST ROOM! Entrance Hall, Lounge, Dining Room, CONSERVATORY, Refitted Kitchen/Breakfast Room, UTILITY ROOM, CLOAKROOM and Store Room. Landing, MASTER BEDROOM + EN-SUITE SHOWER ROOM, 3 Further Bedrooms and a Family Bathroom. UPVC DG + GCH. Driveway to the front. Private South East Facing Rear Garden. Popular Estate. VIEWING A MUST!

£325,000 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 frosted double glazed window to front aspect, radiator, laminate flooring, stairs leading to first floor landing, uPVC double glazed door to front, door to Lounge.



Lounge

15' 8" Reducing to 13' 5" x 13' 5" (4.78m x 4.09m) UPVC double glazed bay window to front aspect, fireplace, two radiators, laminate flooring, door to Dining Room.



Dining Room

Radiator, laminate flooring, UPVC double glazed patio door to conservatory, door to Kitchen/Breakfast Room.



Conservatory

13' 3" x 9' 0" (4.04m x 2.74m) Laminate flooring, uPVC double double doors to garden.



Kitchen/Breakfast Room

17' 0" x 10' 5" (5.18m x 3.17m) 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, built-in fridge/freezer and dishwasher, fitted eye level electric fan assisted cooker oven, built-in five ring gas hob with extractor hood over, eye level grill, two uPVC double glazed windows to rear aspect, double radiator, vinyl flooring, uPVC double glazed door to side, doors to Utility Room and an under-stairs storage cupboard.



Utility Room

Fitted with a matching range of base units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, vent for tumble dryer, uPVC double glazed window to side aspect, double radiator, vinyl flooring, doors to Cloakroom and Store Room.



Cloakroom

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator, vinyl flooring.



Store Room

Roller Garage door.

First Floor

Landing

UPVC frosted double glazed window to front aspect, doors to all Bedrooms, Family Bathroom and a storage cupboard.

Master Bedroom

13' 0" x 11' 1" (3.96m x 3.38m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure, wash hand basin with mixer tap and low-level WC tiled splashback, uPVC frosted double glazed window to side aspect, heated towel rail, laminate flooring.



Second Bedroom

10' 5" x 8' 4" (3.17m x 2.54m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

10' 4" x 8' 4" (3.15m x 2.54m) UPVC double glazed window to rear aspect, radiator.



Fourth Bedroom

8' 0" x 7' 4" (2.44m x 2.24m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Fitted with three piece suite comprising bath with shower attachment over and glass screen, vanity wash hand basin with mixer tap and low-level WC, tiled surround, uPVC frosted double glazed window to rear aspect, heated towel rail, laminate flooring.



Outside

Front and Rear Gardens

Block paved frontage providing off street parking for several cars. Gated side access to Rear Garden.

The rear garden (South East Facing) is mainly laid to lawn with both a block paved and a decking seated area and is bordered by a variety of plants, flowers and a garden wall.



Additional Information

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

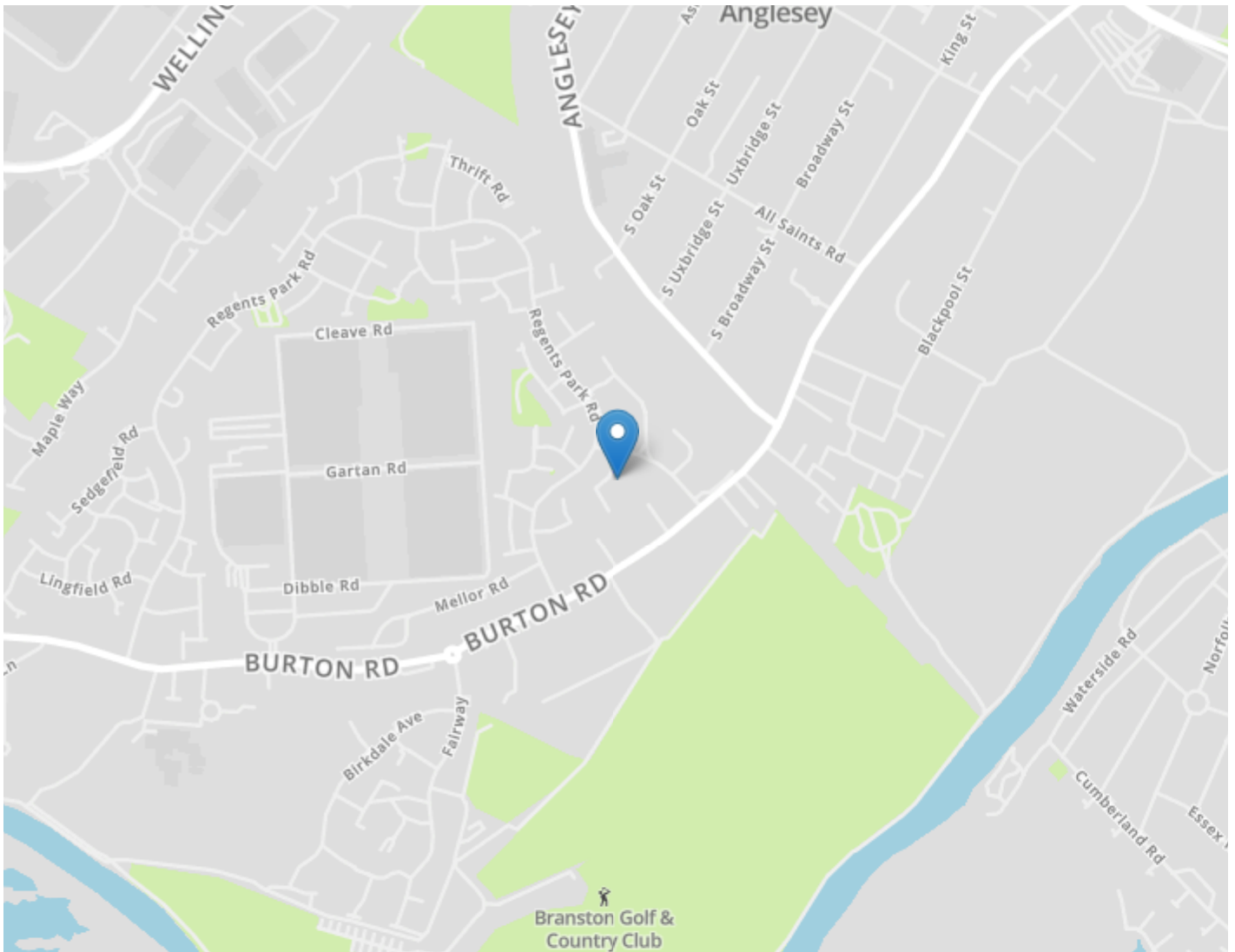
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Ground 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.