



# Crew Partnership

Burton · Estate · Agents



**9 NEWMAN DRIVE  
BRANSTON  
BURTON-ON-TRENT  
DE14 3DZ**

HEAVILY EXTENDED FAMILY HOME + FULLY REFURBISHED! Entrance Hall, Refitted Cloakroom, Dining Room, Study. Lounge open plan to Kitchen/Dining Room and a UTILITY ROOM. Landing, MASTER BEDROOM + REFITTED EN-SUITE, 3 Further Bedrooms and a Refitted Bathroom. UPVC DG + GCH. New Holdenby Howdens Oak doors throughout the ground floor. Driveway to the front leading to Garage. Landscaped Rear Garden. QUIET CUL-DE-SAC LOCATION!

**OFFERS IN EXCESS OF £350,000 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**

Radiator, karndean flooring, dado rail, uPVC double glazed opaque door to front, doors to Lounge, Dining Room, Cloakroom, Study and an under-stairs storage cupboard, stairway first floor landing.



### **Cloakroom**

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





### Study



6' 9" x 9' 3" (2.06m x 2.82m) UPVC double glazed window to side aspect, radiator, karndean flooring.

### Dining Room

12' 1" x 9' 3" (3.68m x 2.82m) UPVC double glazed bay window to front aspect, double radiator, karndean flooring, coving to ceiling.



### Lounge

14' 3" x 13' 0" (4.34m x 3.96m) Two radiators, karndean flooring, coving to ceiling, open plan to Kitchen/Dining Room.



### **Kitchen/Dining Room**

12' 0" x 23' 9" (3.66m x 7.24m) Fitted with a matching range of base and eye level units with worktop space over with worktop space, matching breakfast bar, sink unit with mixer tap, integrated larder fridge and fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring induction hob with extractor hood over, uPVC double glazed window to rear aspect, two double glazed skylight, electrical connection for plinth lighting, two radiators, karndeian flooring, double glazed tri-fold doors to garden, door to Utility Room.



### **Utility Room**

7' 9" x 9' 3" (2.36m x 2.82m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, karndeian flooring.

### **First Floor**

#### **Landing**

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



### Master Bedroom

13' 3" x 11' 1" (4.04m x 3.38m) UPVC double glazed window to front aspect, fitted with a range of wardrobes with full-length mirrored doors, radiator, door to En-Suite Shower Room.



### En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower, wash hand basin, low-level WC and heated towel rail, extractor fan tiled surround, uPVC opaque double glazed window to front aspect.



### Second Bedroom

9' 8" x 9' 4" (2.95m x 2.84m) UPVC double glazed window to rear aspect, fitted with a range of wardrobes with full-length mirrored sliding doors, radiator.



### Third Bedroom

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

### Fourth Bedroom

7' 8" x 7' 9" (2.34m x 2.36m) UPVC double glazed window to rear aspect, fitted wardrobe(s), two radiators.





### Family Bathroom

Fitted with three piece suite comprising panelled bath with power shower over, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to rear aspect.



### Outside

#### Front and Rear Gardens

Established front, side and rear gardens with, lawn, driveway to the front and side, gated side access. Sun patio seating area, outside cold water tap.

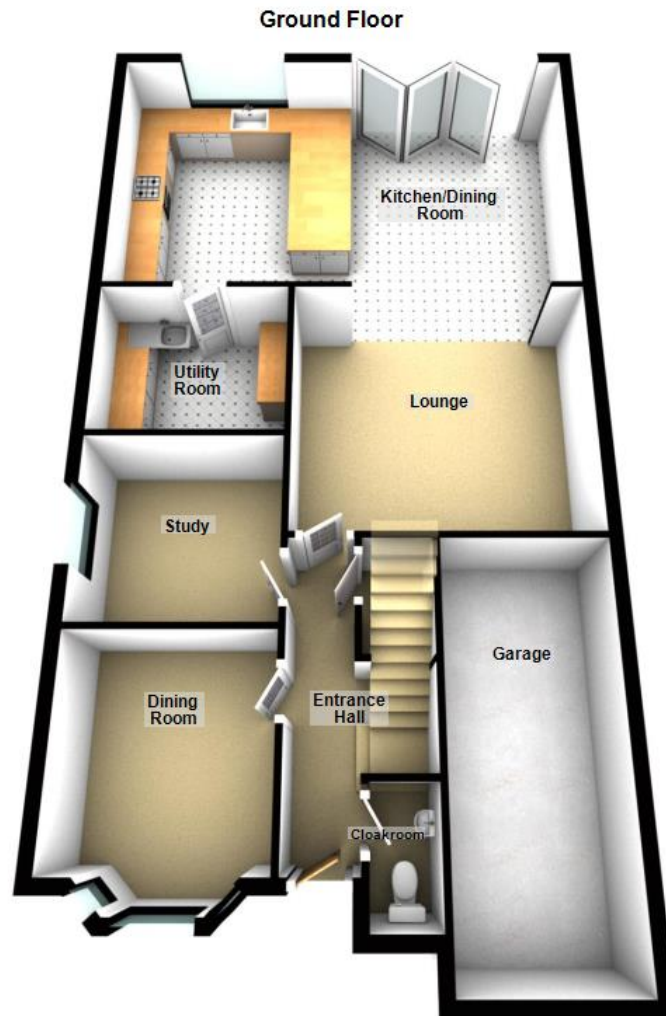


#### Additional Information

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

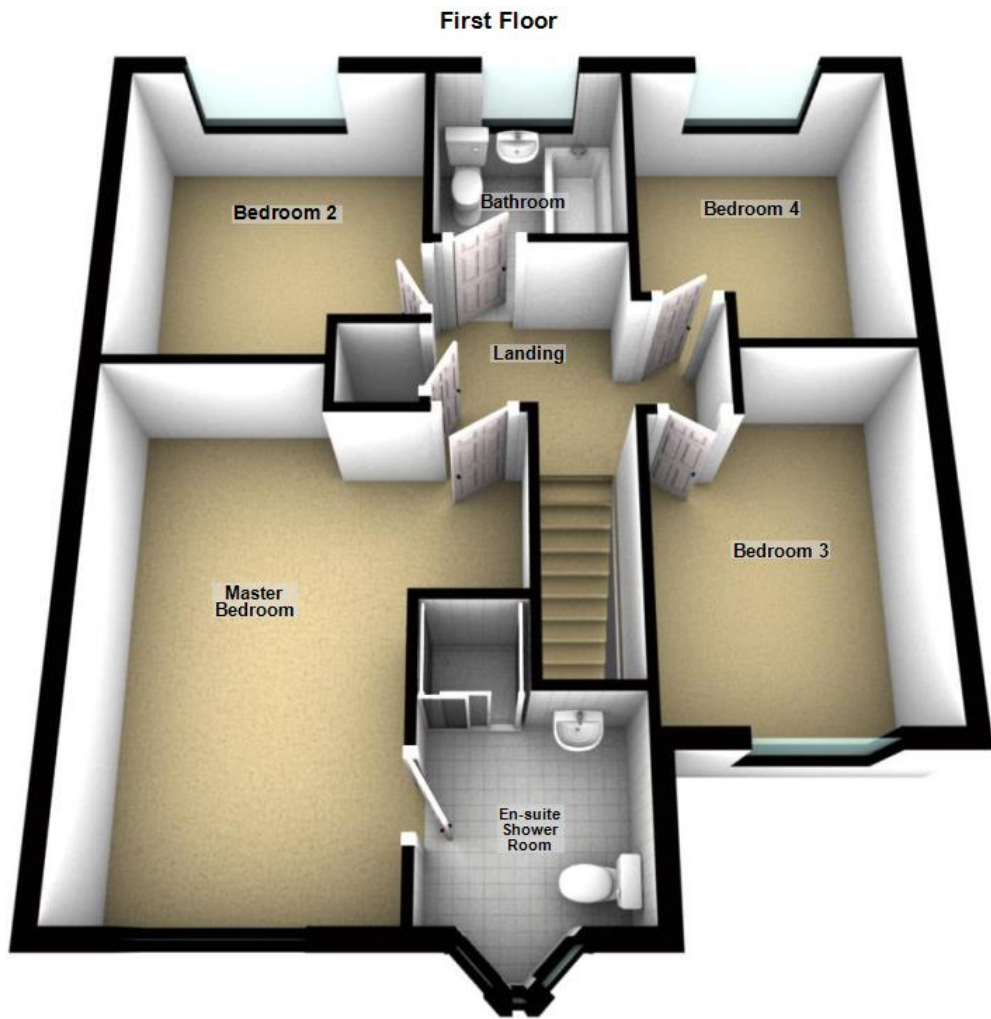
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

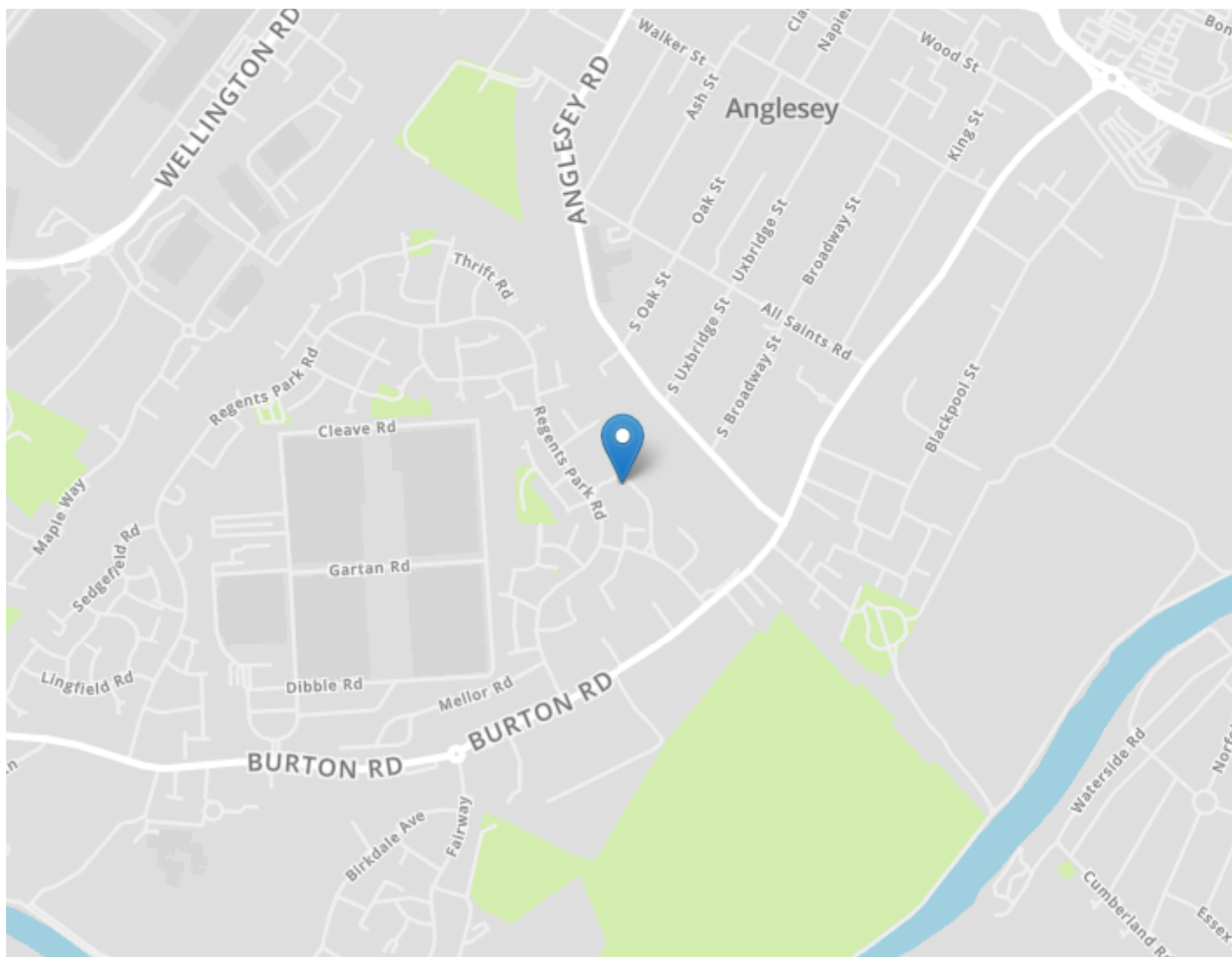
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D



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Plan produced using PlanUp.







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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.