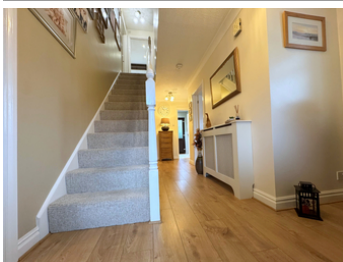




# Crew Partnership

Burton • Estate • Agents



**64 DOVERIDGE ROAD  
BRIZLINCOTE VALLEY  
BURTON-ON-TRENT  
DE15 9GD**

EXECUTIVE DETACHED FAMILY HOME WITH DOUBLE GARAGE AND VIEWS OF THE COUNTRYSIDE! Entrance Hall, Snug, Dining Room, 20ft Lounge, Fitted Kitchen, UTILITY ROOM and Cloakroom. Landing, 18FT MASTER BEDROOM + EN-SUITE, 3 Further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Double width driveway to Double Garage. VIEWING A MUST

**£420,000 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.

### Entrance Hall

UPVC frosted double glazed window to side aspect, uPVC double glazed door to front aspect, radiator, laminate flooring, stairs leading to first floor landing, uPVC double glazed door to front, open plan to Snug, doors to Lounge, Fitted Kitchen, Dining Room, utility Room, Cloakroom and an under-stairs storage cupboard.



### Snug

10' 2" x 8' 0" (3.10m x 2.44m) UPVC double glazed window to front aspect, radiator, laminate flooring.





### Lounge

20' 1" x 10' 6" (6.12m x 3.20m) UPVC double glazed window skylight to side aspect, fireplace, solid wood flooring, uPVC double glazed double doors to garden.



### Dining Room

12' 6" x 9' 1" (3.81m x 2.77m) UPVC double glazed window to front aspect, two radiators, Karndean flooring.





### Fitted Kitchen

10' 10" x 10' 8" (3.30m x 3.25m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, built-in fridge/freezer and dishwasher, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood, built-in microwave, uPVC double glazed window to rear aspect, radiator, tiled flooring.



### Utility Room

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine, tiled flooring, double glazed door to garden.

### Cloakroom

UPVC frosted double glazed window to rear aspect, fitted with piece suite comprising, vanity wash hand basin with mixer tap and low-level WC, tiled splashback, heated towel rail, tiled flooring.

### First Floor

### Landing

Loft hatch, door to airing cupboard, doors to all Bedrooms and Family Bathroom.

### Master Bedroom

18' 2" x 10' 3" (5.54m x 3.12m) UPVC double glazed window to front aspect, radiator, three triple fitted wardrobes, door to En-Suite Shower Room.





### En-Suite Shower Room

Fitted with three piece suite comprising Aqualisa Shower in double enclosure, vanity wash hand basin with mixer tap and low-level WC tiled surround, uPVC frosted double glazed window to rear aspect, tiled flooring.



### Second Bedroom

12' 0" x 9' 8" (3.66m x 2.95m) UPVC double glazed window to front aspect, radiator.



### Third Bedroom

13' 1" x 8' 4" (3.99m x 2.54m) UPVC double glazed window to rear aspect, radiator, fitted double wardrobe.





### Fourth Bedroom

13' 9" x 6' 2" (4.19m x 1.88m) UPVC double glazed window to front aspect, radiator.



### Family Bathroom

Fitted with three piece suite comprising P-shaped whirlpool bath with shower over, taps and glass screen, vanity wash hand basin with mixer tap and high-level flush WC, tiled surround, uPVC frosted double glazed window to rear aspect, heated towel rail.





## Outside

### Front, Side and Rear Gardens

Front garden mainly laid to lawn with a path leading to front door and to the side gated access to the rear. Double width tarmacked driveway leading to Double Garage.

A tiered rear garden with a lawned area and paved seating area. Bordered by raised beds filled with a variety of bushes and shrubs. An additional paving area with built-in seating provides stunning views over the countryside.



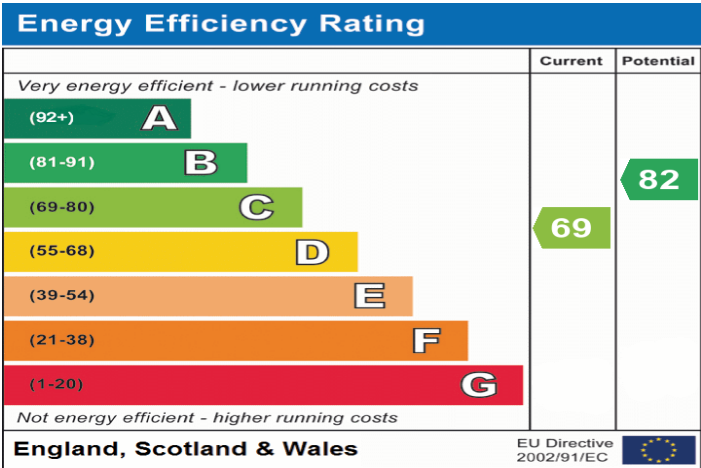
### Additional Information

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





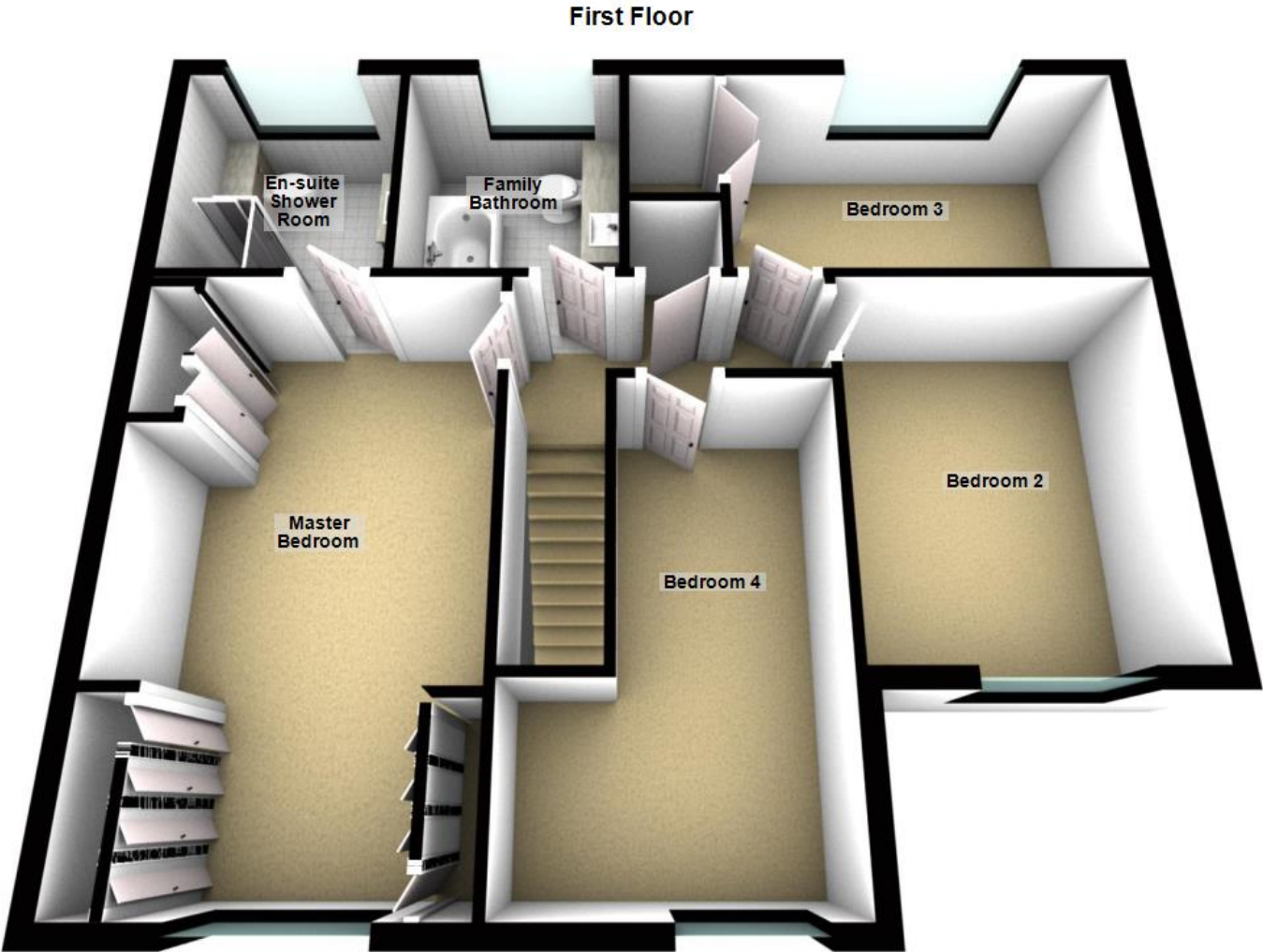


Ground Floor

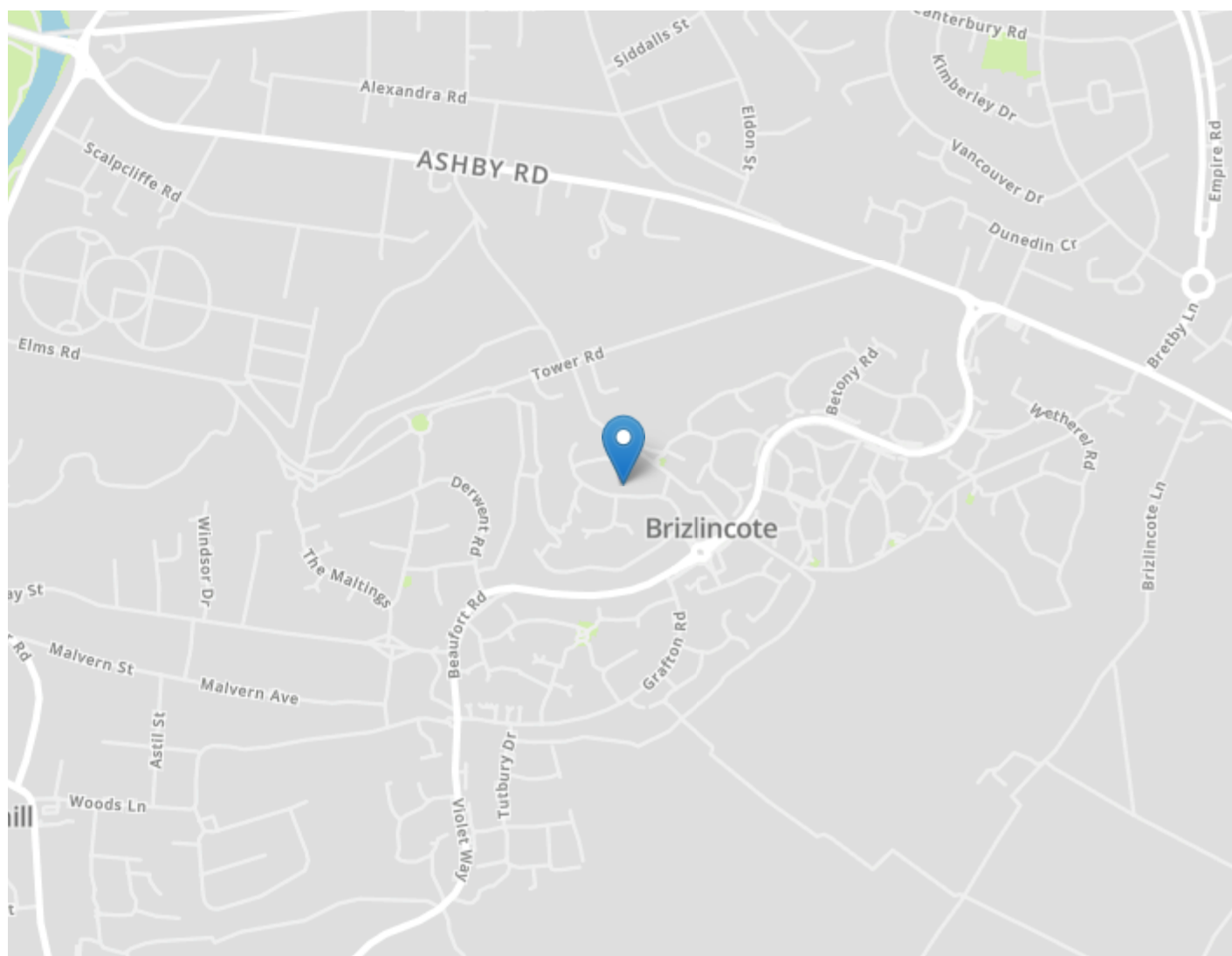


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Plan produced using PlanUp.









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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.