



Crew Partnership

Burton · Estate · Agents



**42 BURTON ROAD
BRANSTON
BURTON-ON-TRENT
DE14 3DN**

LINKED DETACHED FAMILY HOME WITH 3 BEDROOMS + 2 BATHROOMS! Entrance Hall, REFITTED CLOAKROOM, Lounge open plan to Dining Room, Fitted Kitchen, UTILTY ROOM and a CONSERVATORY. Landing, MASTER BEDROOM + EN-SUITE, 2 further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to a DOUBLE TANDEM GARAGE. POPULAR ROAD

£310,000 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 opaque double glazed window to front aspect, radiator, uPVC double glazed opaque door to front, doors to Cloakroom and Lounge and a double door to storage cupboard.



Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and heated towel rail, tiled surround, ceramic tiled flooring, coving to ceiling.



Lounge

16' 8" x 12' 9" (5.08m x 3.89m) UPVC double glazed bow window to front aspect, coal effect gas fire set in stone built surround, double radiator, coving to ceiling, open plan stairway to first floor landing, open plan to Dining Room.



Dining Room

9' 1" x 8' 6" (2.77m x 2.59m) Double radiator, coving to ceiling, double glazed patio door to Conservatory and a door to Fitted Kitchen.



Conservatory

Half brick construction with uPVC double glazed windows, polycarbonate roof and ceiling fan, ceramic tiled flooring, uPVC double glazed french double doors to garden.



Fitted Kitchen

12' 8" x 10' 0" (3.86m x 3.05m) 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 with tiled splashbacks, integrated dishwasher, space for fridge/freezer and cooker, pull out extractor hood, uPVC double glazed window to rear aspect, double radiator, ceramic tiled flooring, coving to ceiling, doors to utility Room and Pantry.



Utility Room

Fitted with a matching range of base and eye level units with worktop space over, plumbing for automatic washing machine, ceramic tiled flooring, door to Double Garage.



First Floor

Landing

Loft hatch, doors to all Bedrooms and Bathroom.

Master Bedroom

13' 5" x 10' 1" (4.09m x 3.07m) UPVC double glazed window to front aspect, fitted with a range of wardrobes with full-length mirrored sliding doors, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, uPVC opaque double glazed window to front aspect with wall mounted concealed gas combination serving heating system and domestic hot water, ceramic tiled flooring.



Second Bedroom

10' 4" x 10' 0" (3.15m x 3.05m) UPVC double glazed window to rear aspect, fitted double wardrobe(s), radiator.



Third Bedroom

12' 0" x 7' 5" (3.66m x 2.26m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled surround, uPVC opaque double glazed window to side aspect, radiator.



Outside

Front and Rear Gardens

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



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.

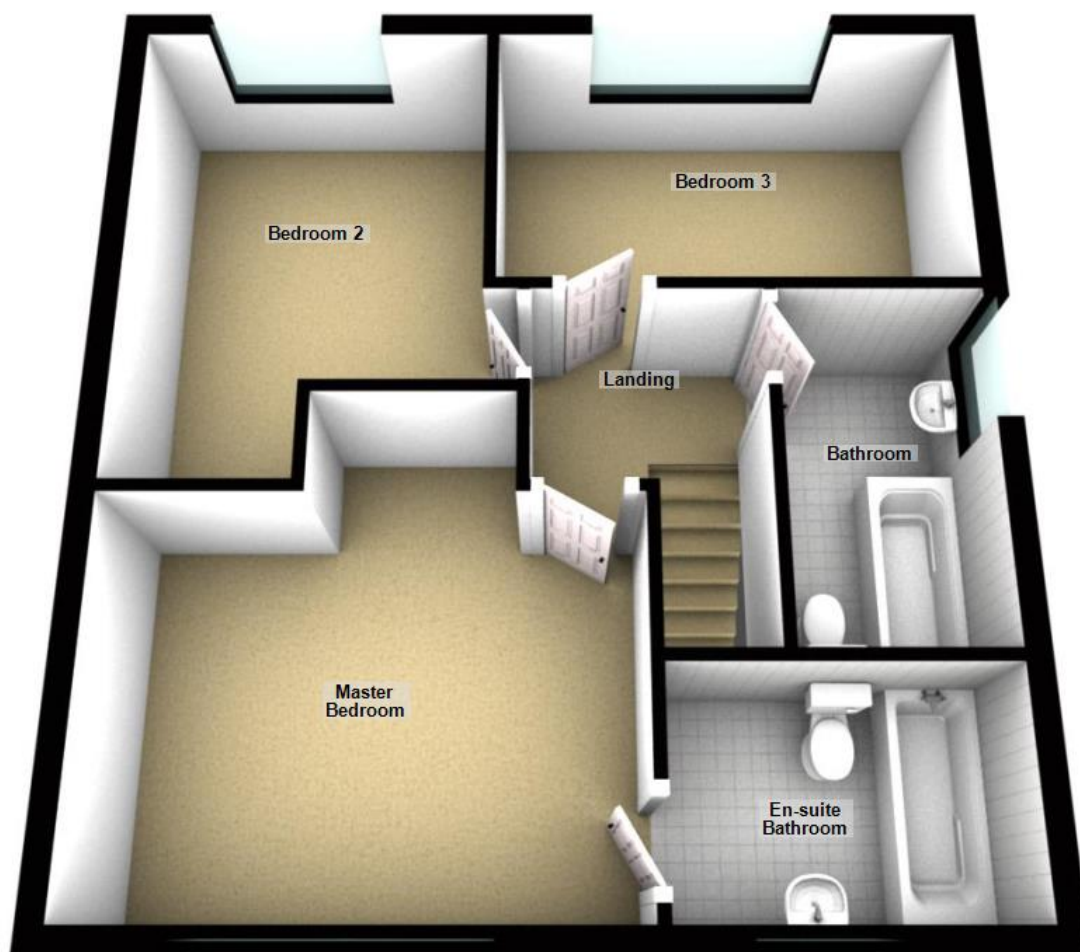
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

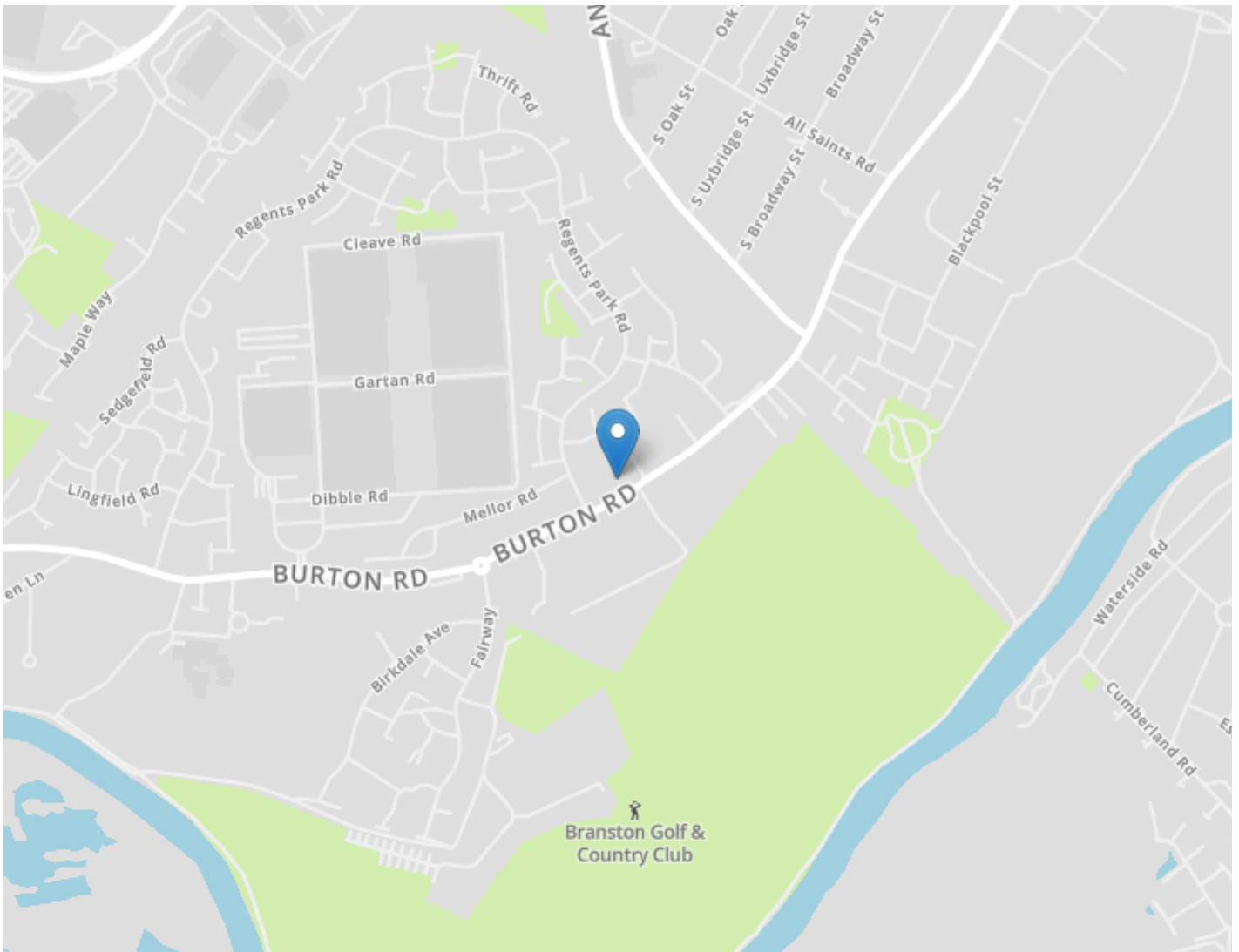
Ground Floor



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.