



# Crew Partnership

Burton • Estate • Agents



**39 AMBERLANDS  
STRETTON  
BURTON-ON-TRENT  
DE13 0PE**

DETACHED FAMILY HOME WITH 4 BEDROOMS IN A POPULAR VILLAGE ESTATE!  
Entrance Hall, Cloakroom, Lounge, Dining Room, KITCHEN/BREAKFAST ROOM.  
Landing, MASTER BEDROOM + EN-SUITE, 3 further Bedrooms and a Family Bathroom.  
UPVC DG + GCH. Front and Rear Gardens. Double width driveway leading to Garage.  
NO UPWARD CHAIN!

**£310,000 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

UPVC opaque double glazed window to front aspect, radiator, wooden flooring, coving to ceiling, stairway to galleried first floor landing, uPVC double glazed opaque door to front, doors to Cloakroom, Lounge, Kitchen/Breakfast Room and Garage.



### Cloakroom

Fitted with two piece suite comprising, wash hand basin in vanity unit with cupboard under, low-level WC and extractor fan, tiled splashback, wooden flooring.





### Garage

With power and light connected with wall mounted gas boiler serving heating system and domestic hot water, Up and over door.

### Lounge

14' 0" x 10' 6" (4.27m x 3.20m) UPVC double glazed bay window to front aspect, coal effect gas fire fireplace set in feature surround, two radiators, coving to ceiling, double door to Dining Room.



### Dining Room

9' 8" x 9' 6" (2.95m x 2.90m) UPVC double glazed window to rear aspect, radiator, coving to ceiling, door to Kitchen/Breakfast Room.



### Kitchen/Breakfast Room

15' 2" x 9' 9" (4.62m x 2.97m) 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 larder fridge, plumbing for automatic washing machine, fitted electric oven, built-in four ring ceramic hob with pull out extractor hood over, three uPVC double glazed windows to rear aspect, radiator, ceramic tiled flooring, uPVC double glazed door to garden.



### First Floor

#### Landing

Coving to ceiling, loft hatch, doors to all Bedrooms, Family Bathroom and a storage cupboard.





### Master Bedroom

12' 5" x 11' 0" (3.78m x 3.35m) UPVC double glazed box window to front aspect, radiator, coving to ceiling, door to En-Suite Shower Room.



### En-Suite Shower Room

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



### Second Bedroom

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





### Third Bedroom

7' 9" x 7' 0" (2.36m x 2.13m) UPVC double glazed window to rear aspect, fitted wardrobe(s), radiator.



### Fourth Bedroom

7' 8" x 7' 0" (2.34m x 2.13m) 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, uPVC opaque double glazed window to side aspect, radiator.





Outside

Front and Rear Gardens

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

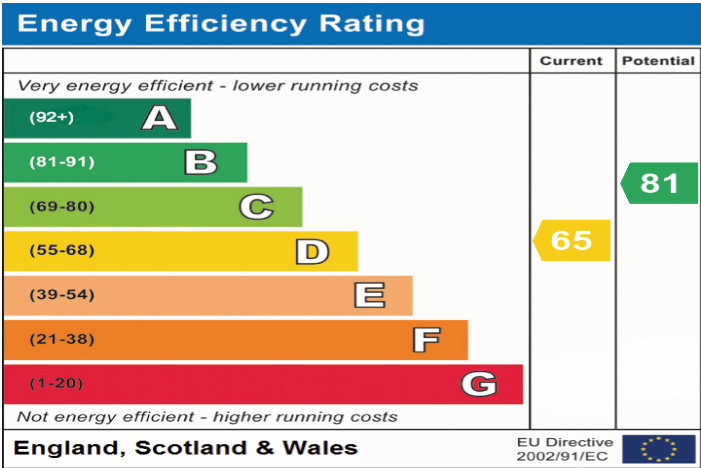


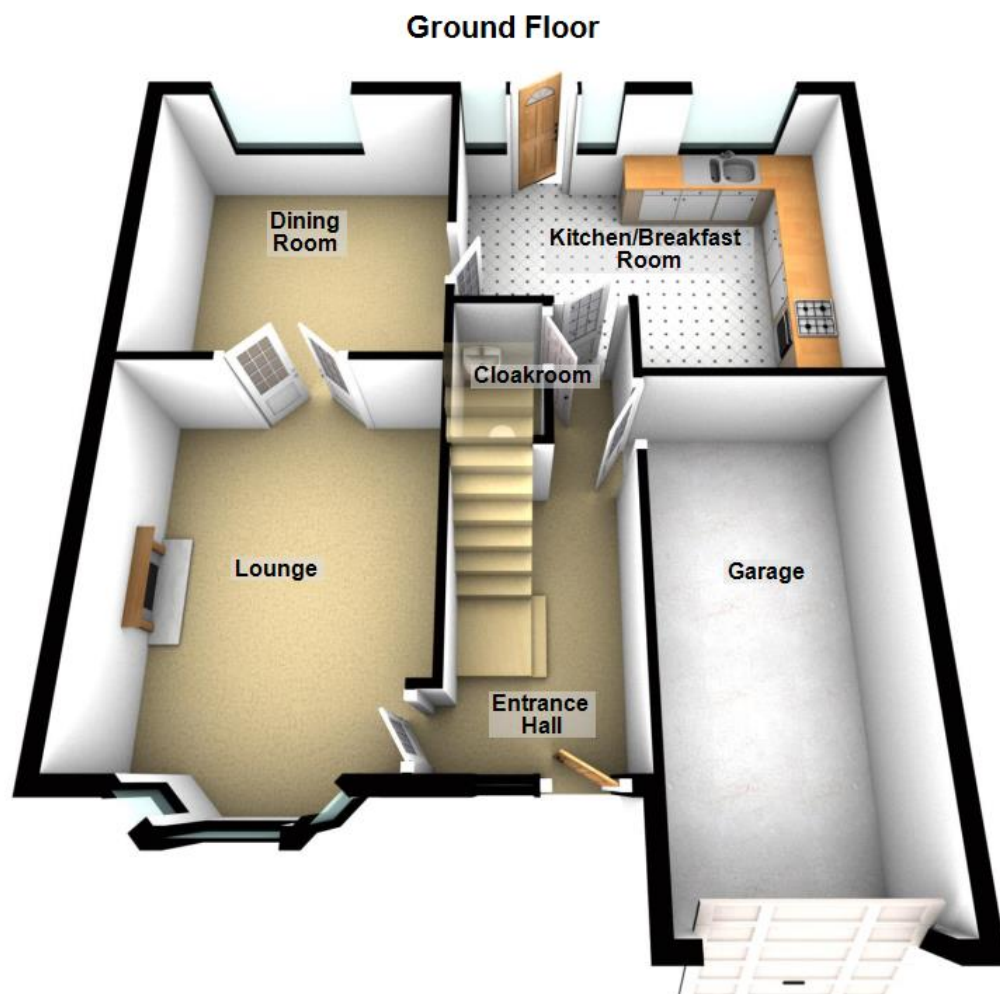
Additional Information

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.

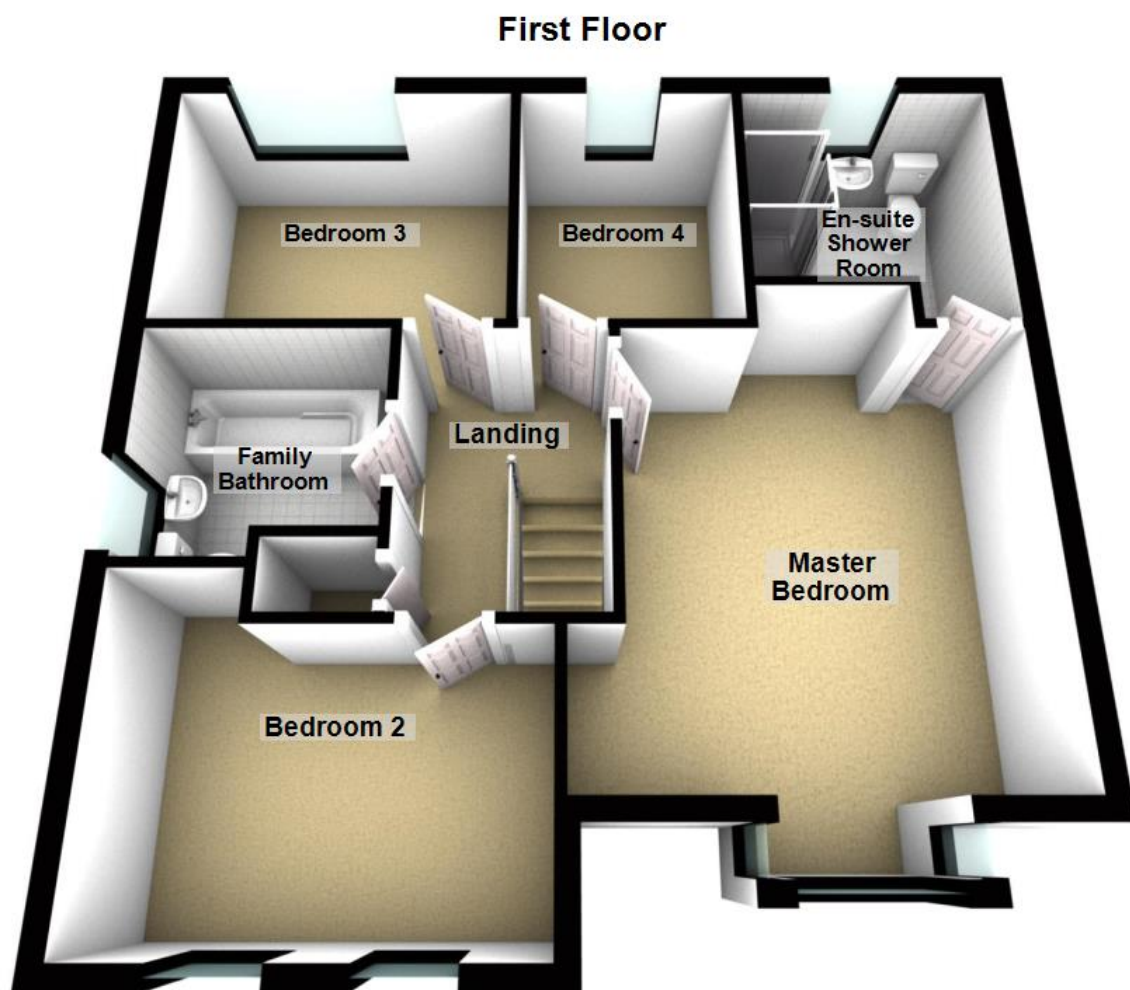
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

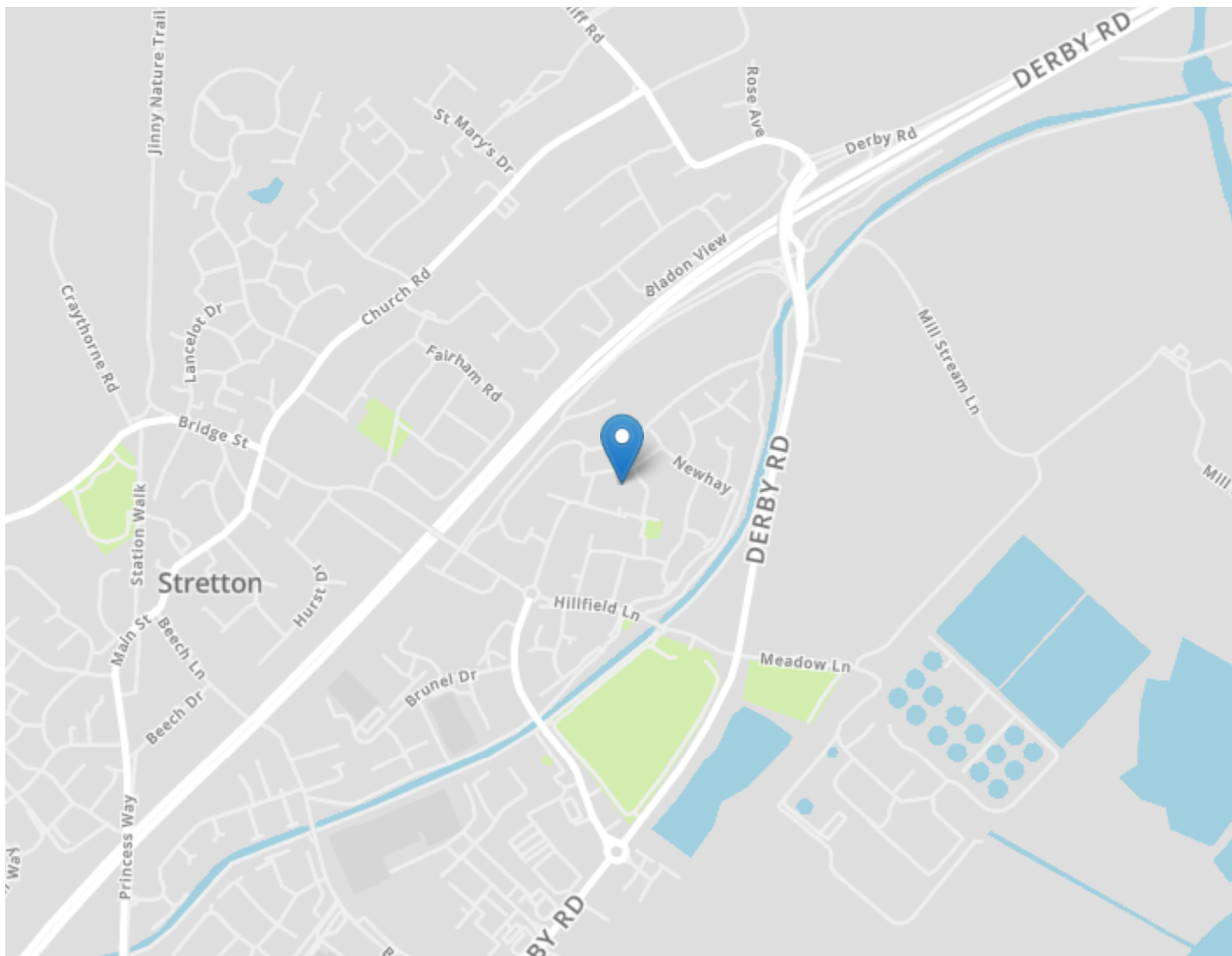




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Plan produced using PlanUp.







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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.