



Crew Partnership

Burton · Estate · Agents



18 FIELD RISE BURTON-ON-TRENT DE13 0NR

A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME WITH 2 BATHROOMS AND FAR REACHING VIEWS! This Split Level Property Comprises, An Entrance Hall, A 15ft Fitted Kitchen With Breakfast Area. Family Bathroom, Lounge/Dining Room, Two Good Sized Bedrooms With Landing To MASTER BEDROOM WITH EN-SUITE. UPVC DG + GCH. Front and Rear Gardens. Driveway providing parking for several cars. A tiered and low maintenance Rear Garden with views as far as the Peak District on a nice day. VIEWING RECOMMENDED

£275,000 FREEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

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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.

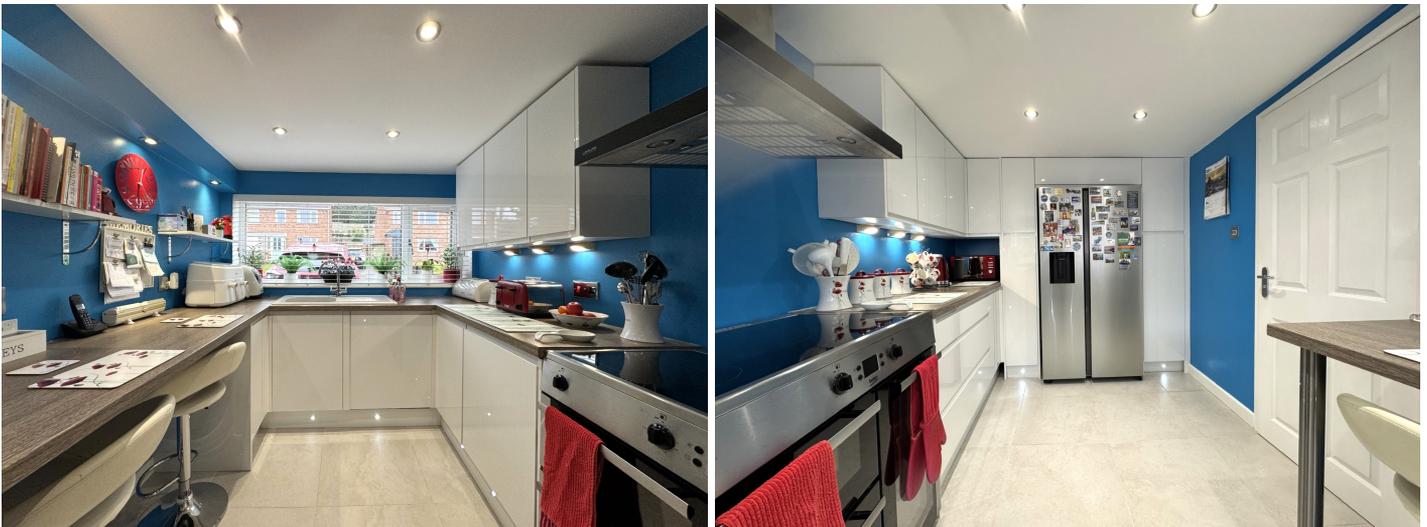
First Floor

Entrance Hall

Ceramic tiled flooring, under floor heating, stairs to second floor landing and the ground floor, doors to Fitted Kitchen/Breakfast Room and Bathroom.

Fitted Kitchen/Breakfast Room

14' 9" x 7' 9" (4.50m x 2.36m) Fitted with a matching range of base and eye level units, sink unit with mixer tap, integrated dishwasher and automatic washing machine, space for fridge/freezer and range with extractor hood over, uPVC double glazed window to front aspect, ceramic tiled flooring, under floor heating.



Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over and folding glass screen and pedestal wash hand basin wash hand basin in vanity unit with cupboards under, heated towel rail, extractor fan, uPVC opaque double glazed window to side aspect, ceramic tiled flooring, under floor heating.



Ground Floor

Lounge

13' 8" x 10' 8" (4.17m x 3.25m) UPVC double glazed sliding patio door to rear aspect, radiator, open plan to Dining Room, door to a storage cupboard.



Dining Room

10' 8" x 7' 0" (3.25m x 2.13m) UPVC double glazed windows to front and rear aspects, radiators, uPVC double glazed opaque door to garden.



Second Floor

Landing

Doors to two Bedrooms and a storage cupboard, stairs leading to the top floor landing.

Second Bedroom

11' 4" Max x 11' 4" (3.45m x 3.45m) Two uPVC double glazed windows to rear aspect, fitted with a range of wardrobes with full-length mirrored sliding doors, double radiator with concealed combination boiler serving heating system and domestic hot water.



Third Bedroom

11' 0" x 6' 10" (3.35m x 2.08m) UPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, double radiator.



Third Floor

Landing

UPVC double glazed window to side aspect, door to Master Bedroom.



Master Bedroom

15' 0" x 14' 0" (4.57m x 4.27m) Two uPVC double glazed windows to front aspect and a further window to side aspect, fitted wardrobe with full-length mirrored sliding doors, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted electric shower, wash hand basin in vanity unit with cupboards under, low-level WC and extractor fan tiled splashbacks,, UPVC double glazed frosted window to side aspect.



Outside

Front and Rear Gardens

The the front property is fully tarmacked providing parking for several cars. Steps lead down to a gate providing access to the Rear Garden.

A tiered rear garden with view as far as the Peak District provides a paved seating area, rockery filled with a variety of plants, shrubs and bushes as well an artificial grass area. Hardstanding provides space for a garden shed as well as a summer house.



Additional Information

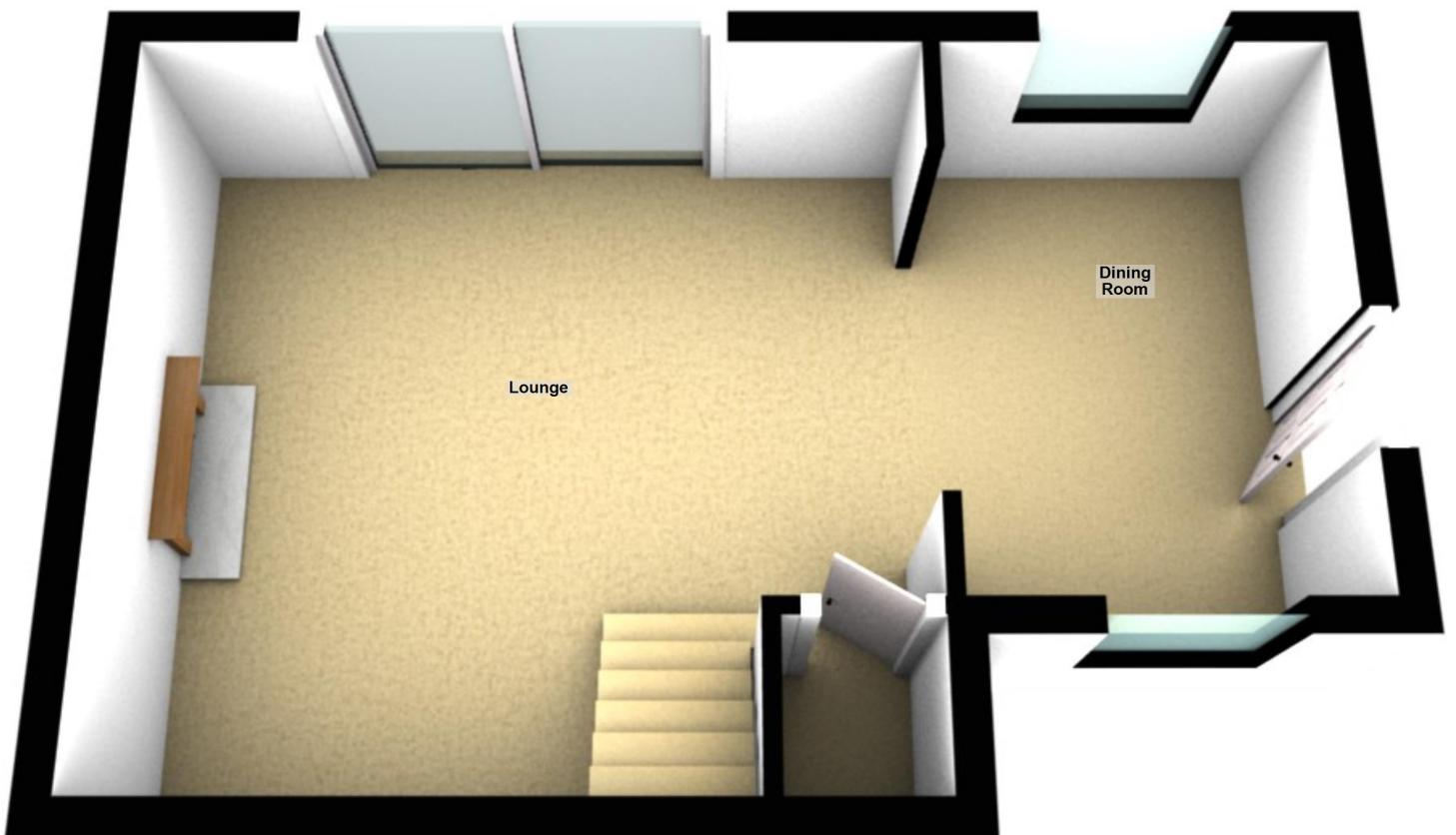
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

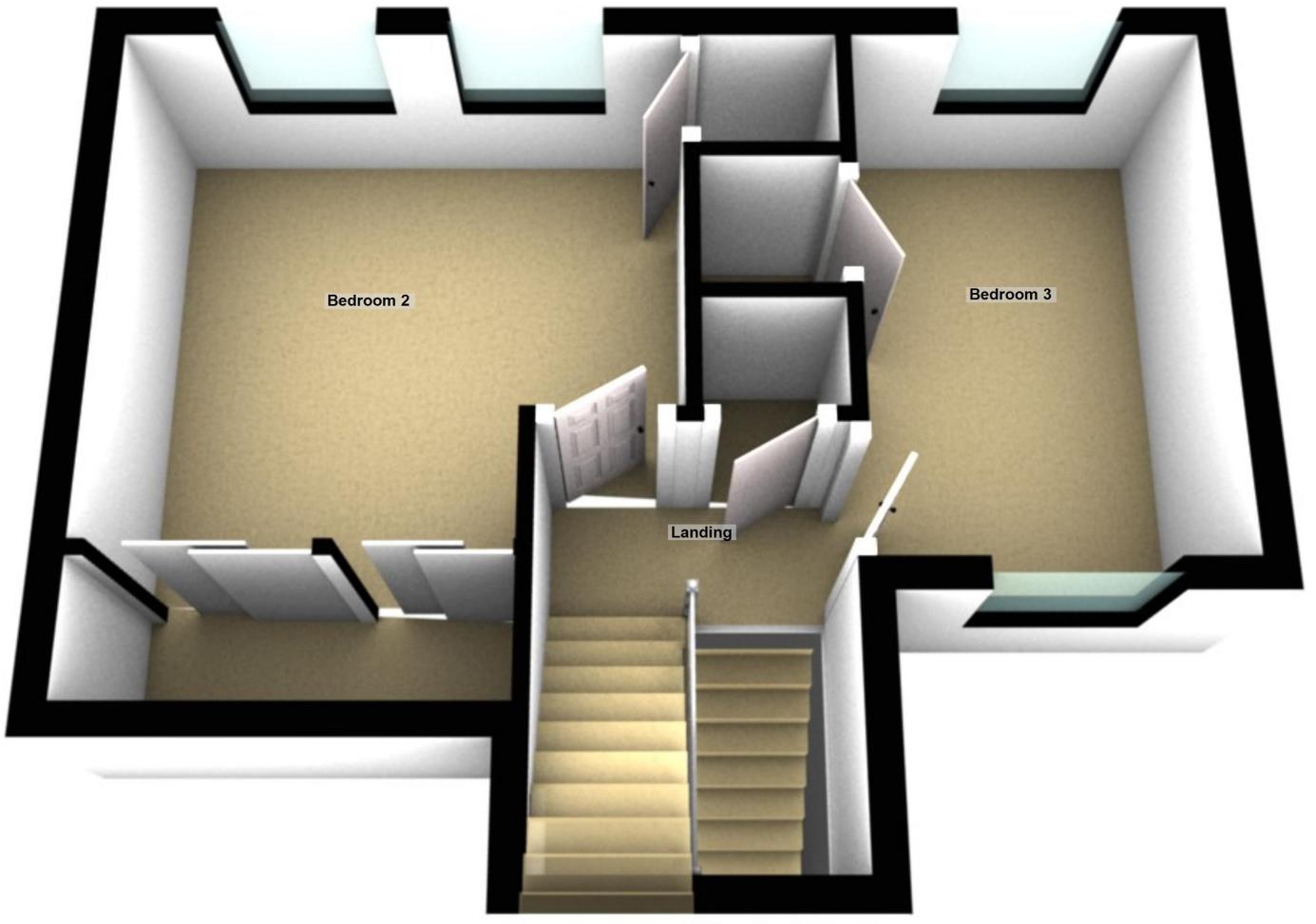
Ground Floor



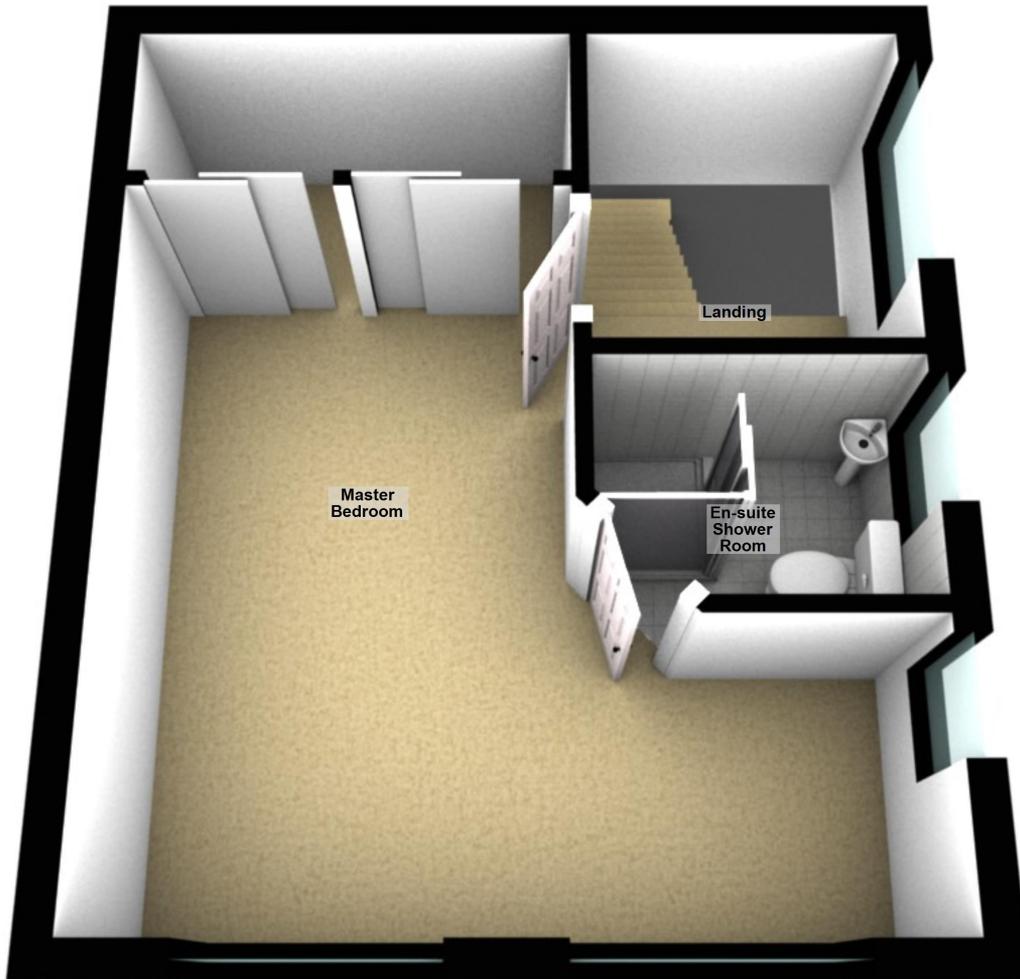
First Floor

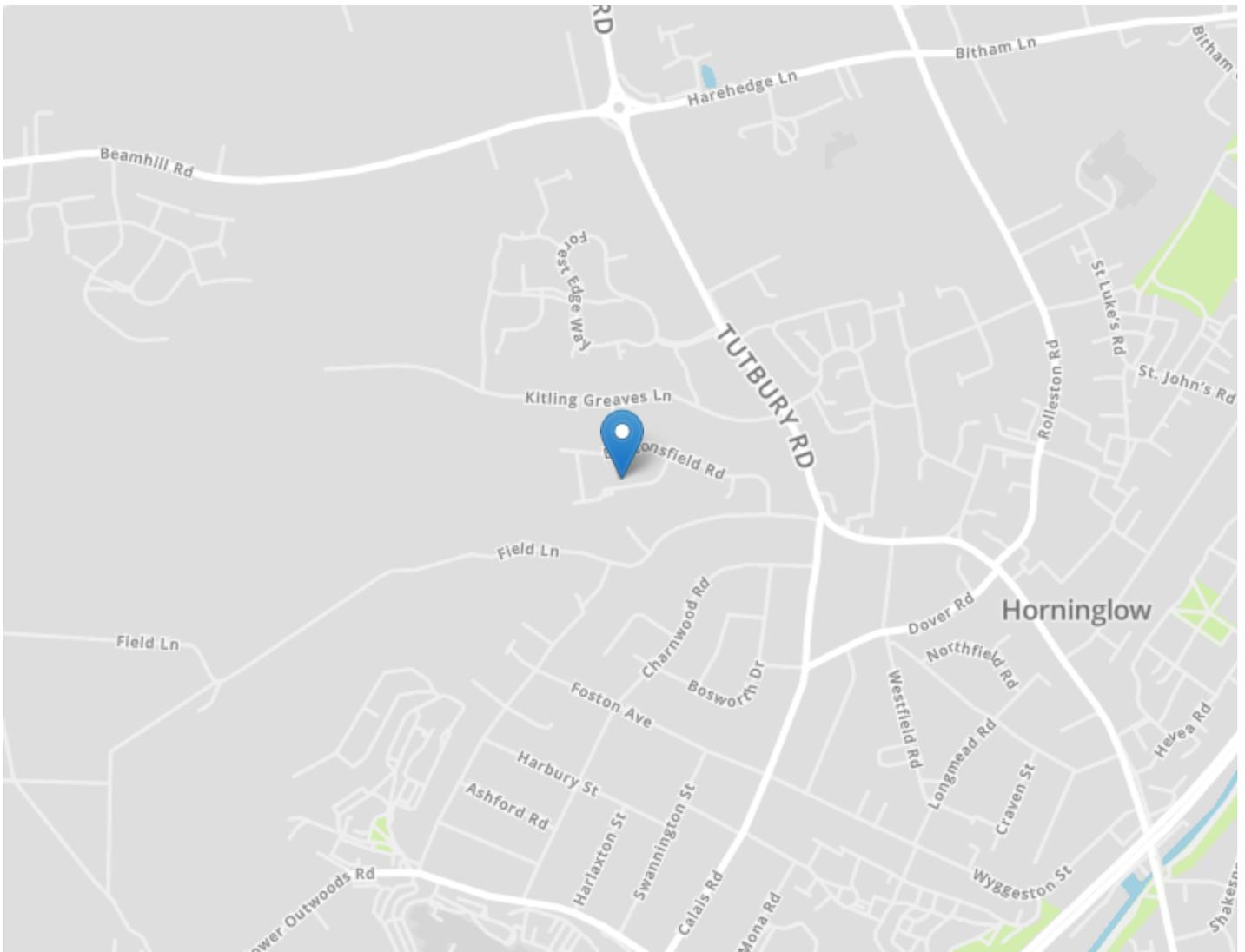


Second Floor



Third 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.