



# Crew Partnership

Burton · Estate · Agents



**8 BISHOP CLOSE  
BURTON-ON-TRENT  
DE13 9EZ**

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME WITH 4 DOUBLE BEDROOMS AND NO UPWARD CHAIN! Entrance Hall, Cloakroom, STUDY, 23ft Lounge, 17FT KITCHEN/DINING ROOM WITH VELUX WINDOWS and a Utility Room. Landing, MASTER BEDROOM + EN-SUITE, 3 further double Bedrooms and a Family Bathroom. UPVC DG + GCH (HIVE system). Front and Rear Gardens. Driveway leading to Garage. QUIET CUL-DE-SAC LOCATION

**£339,995 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.

## Ground Floor

### Entrance Hall

Opaque double glazed window to front aspect, uPVC double glazed window to front aspect, radiator, ceramic tiled flooring, stairway to galleried first floor landing, double glazed opaque door to front, doors to Lounge, Study, Kitchen/Dining Room, Cloakroom and an under-stairs storage cupboard.



### Cloakroom

Fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan, tiled walls, ceramic tiled flooring.



### Lounge

23' 0" x 11' 1" (7.01m x 3.38m) UPVC double glazed window to rear aspect, uPVC double glazed window to front aspect, two double radiators.



### Study

10' 2" x 9' 1" (3.10m x 2.77m) UPVC double glazed window to front aspect, radiator.



### **Kitchen/Dining Room**

17' 0" x 10' 6" (5.18m x 3.20m) 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, integrated fridge/freezer, dishwasher, fitted electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side aspect, uPVC double glazed window to rear aspect, two double glazed velux skylight to rear, double radiator, ceramic tiled flooring, uPVC double glazed french double doors to garden, door to Utility Room.



### **Utility Room**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated, washer dryer with wall mounted concealed gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring.



### **First Floor**

#### **Landing**

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

### Master Bedroom

11' 5" x 11' 4" (3.48m x 3.45m) UPVC double glazed window to front aspect, fitted with a range of wardrobes, radiator, door to En-Suite Shower Room.



### En-Suite Shower Room

Fitted with three suite comprising tiled double shower enclosure with fitted power shower and glass screen, pedestal wash hand basin, low-level WC and extractor fan tiled surround, double radiator, ceramic tiled flooring.



### Second Bedroom

13' 8" x 9' 9" (4.17m x 2.97m) UPVC double glazed window to front aspect, radiator.



### Third Bedroom

12' 1" x 9' 8" (3.68m x 2.95m) UPVC double glazed window to rear aspect, radiator.



### Fourth Bedroom

9' 10" x 9' 7" (3.00m x 2.92m) UPVC double glazed window to rear aspect, radiator.



### Family Bathroom

Fitted with three piece suite comprising panelled bath with power shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, uPVC opaque double glazed window to rear aspect, double radiator, ceramic tiled flooring.



## Outside

### Front and Rear Gardens

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

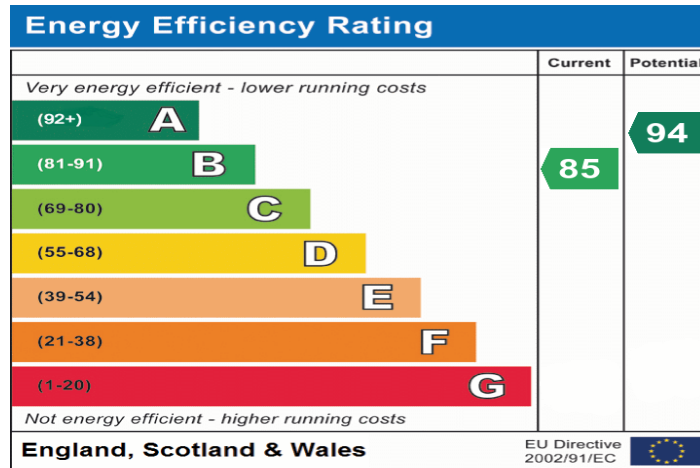


**Additional Information**

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

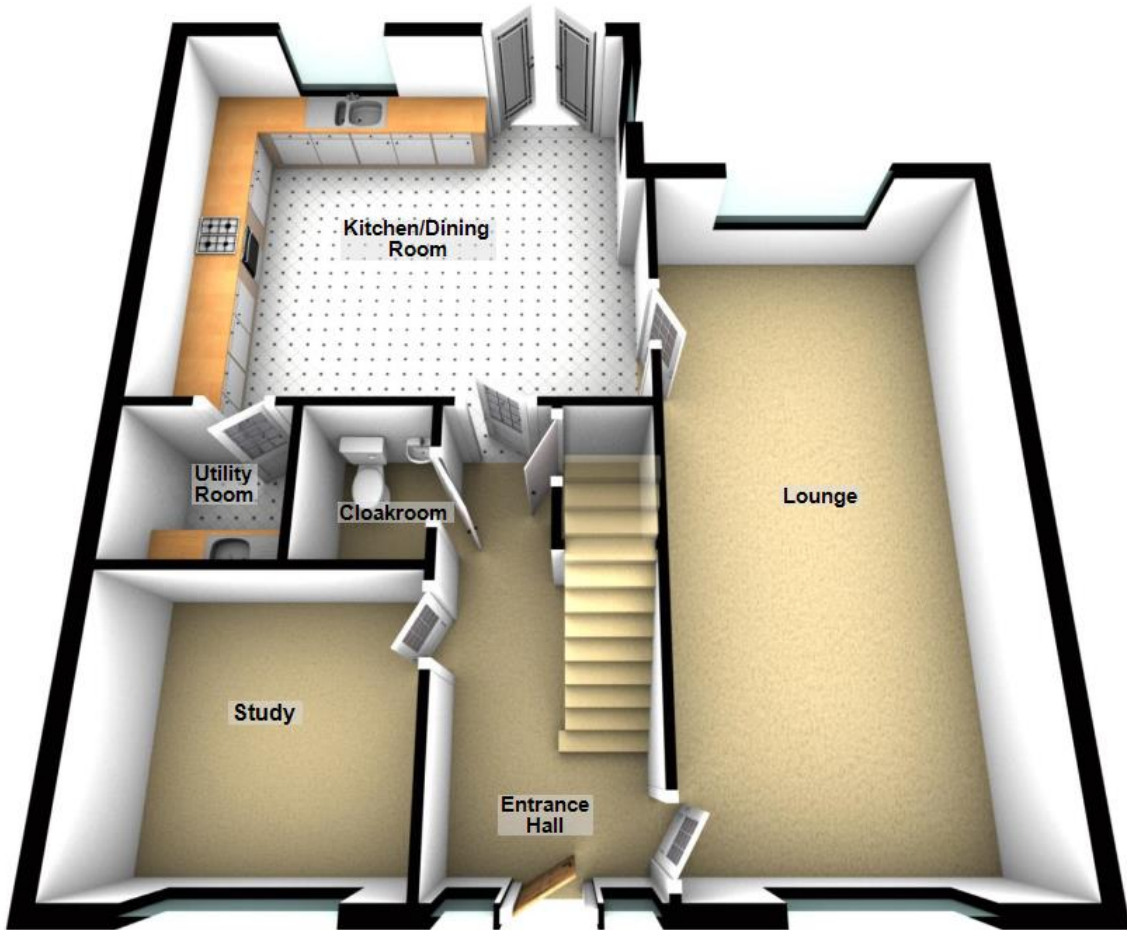
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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



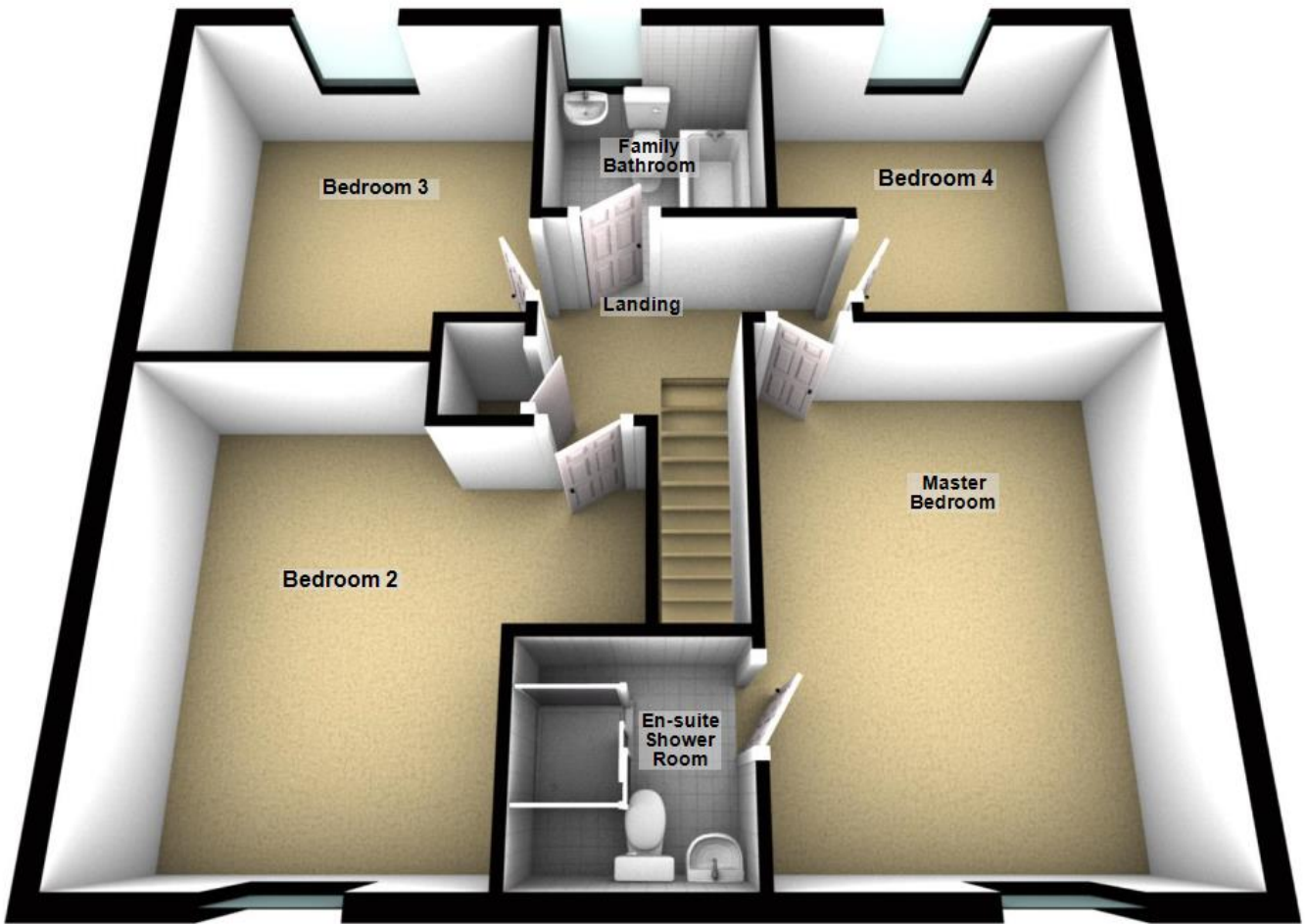


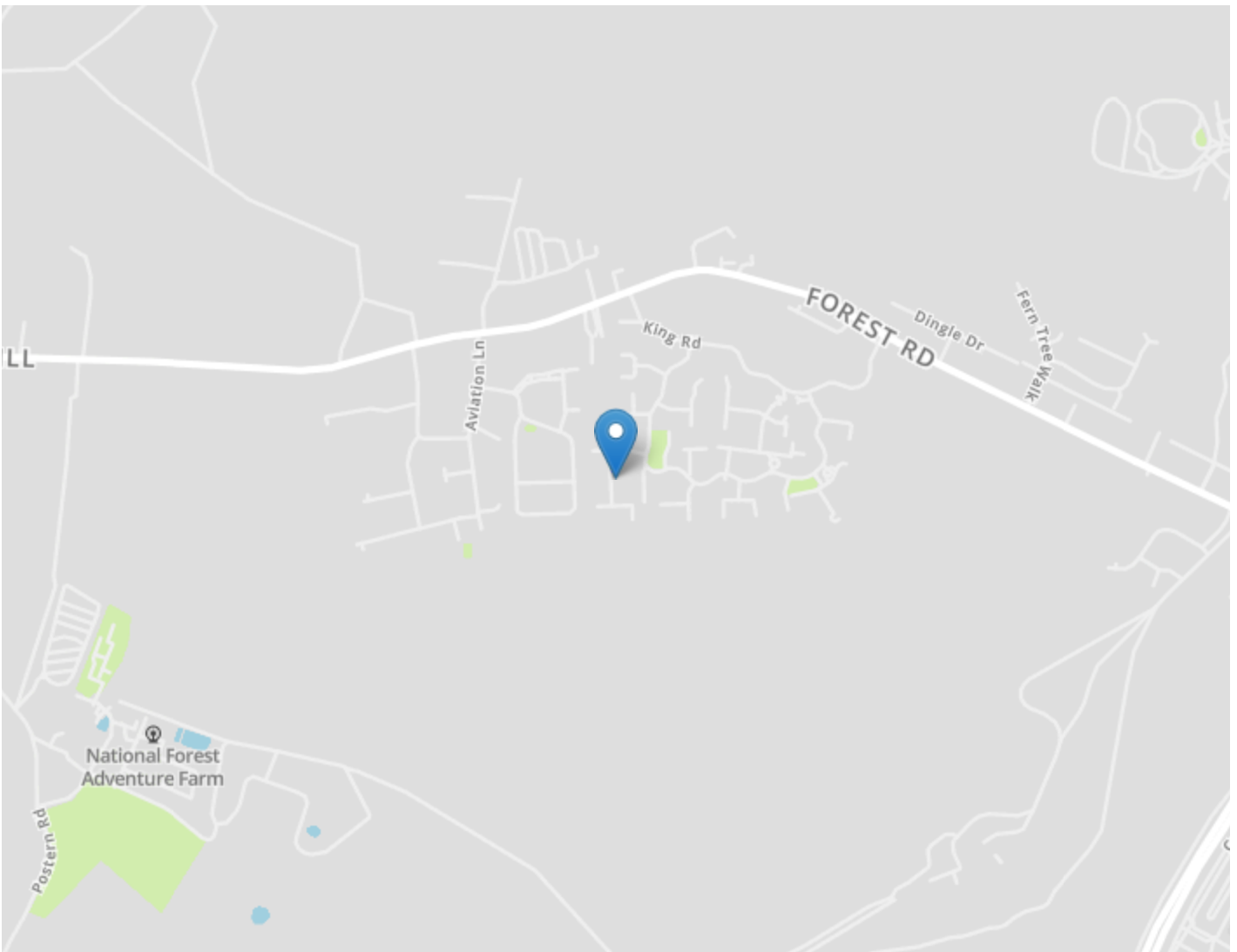
**Ground Floor**



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.