



Crew Partnership

Burton • Estate • Agents



**169 HENHURST HILL
BURTON-ON-TRENT
STAFFORDSHIRE
DE13 9SX**

EXECUTIVE DETACHED FAMILY HOME WITH 4 DOUBLE BEDROOMS + 3 RECEPTION ROOMS! Entrance Hall with Karndean flooring, Bay fronted Dining Room, Family Room, 19ft Lounge, Cloakroom, 21ft Kitchen/Dining Room and Utility Room. GALLERIED LANDING, Master Bedroom + En-Suite Shower Room, 3 Further Double Bedrooms and a Family Bathroom. UPVC DG + GCH. Extensive Front Garden and Driveway leading to Garage. Private Rear Garden. NO UPWARD CHAIN!

£445,000 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

Two uPVC frosted double glazed windows to front aspect, radiator, karndean flooring, stairs leading to first floor landing, double doors to Dining Room, further doors to Family room, Lounge, Cloakroom and Kitchen/Dining Room.



Dining Room

11' 11" x 9' 7" (3.63m x 2.92m) UPVC double glazed bay window to front aspect, double radiator, karndean flooring.



Family Room

15' 2" x 7' 4" (4.62m x 2.24m) UPVC double glazed window to side aspect, radiator, karndean flooring.



Lounge

19' 11" x 12' 0" (6.07m x 3.66m) UPVC double glazed window to side aspect, two uPVC double glazed windows to rear aspect, fireplace, double radiator, uPVC double glazed double door to garden.



Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, karndean flooring.



Kitchen/Dining Room

21' 9" x 9' 11" Reducing to 8'8" (6.63m x 3.02m) Fitted with a base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge and dishwasher, fitted eye level electric fan assisted oven, five ring gas hob with extractor hood over, fitted grill, three uPVC double glazed windows to rear aspect, double radiator, tiled flooring, uPVC double double door to garden, door to Utility Room.



Utility Room

Fitted with a matching range of with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, radiator, tiled flooring, uPVC double glazed door to side aspect.

First Floor

Galleried Landing

UPVC double glazed window to front aspect, radiator, double doors to Master Bedroom, further doors to the three remaining Bedrooms and Family Bathroom.



Master Bedroom

14' 7" x 11' 2" (4.45m x 3.40m) UPVC double window to rear aspect, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC tiled splashback, uPVC frosted double glazed window to rear aspect, radiator, tiled flooring.

Second Bedroom

11' 4" x 10' 9" (3.45m x 3.28m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

11' 11" x 9' 3" (3.63m x 2.82m) UPVC double glazed window to side aspect, radiator.



Fourth Bedroom

10' 4" x 9' 9" (3.15m x 2.97m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Fitted with three piece suite comprising bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear aspect, heated towel rail, vinyl flooring.



Outside

Front and Rear Gardens

Gated access to an extensive front garden, mainly laid to lawn with a tarmacked driveway leading to a Garage. Gated side access.

A private rear garden, mainly laid to lawn with a paved patio area and summerhouse.



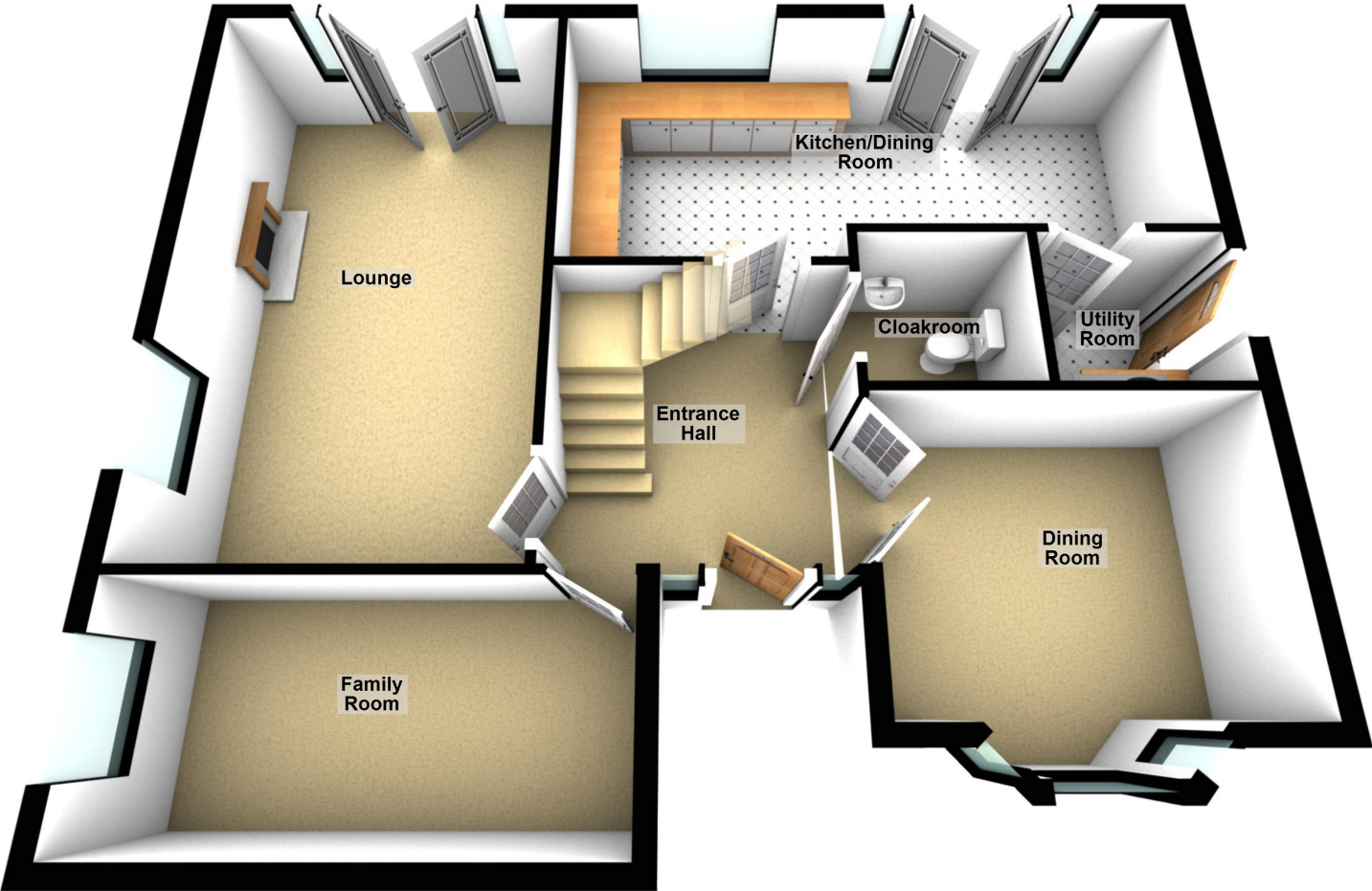
Additional Information

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

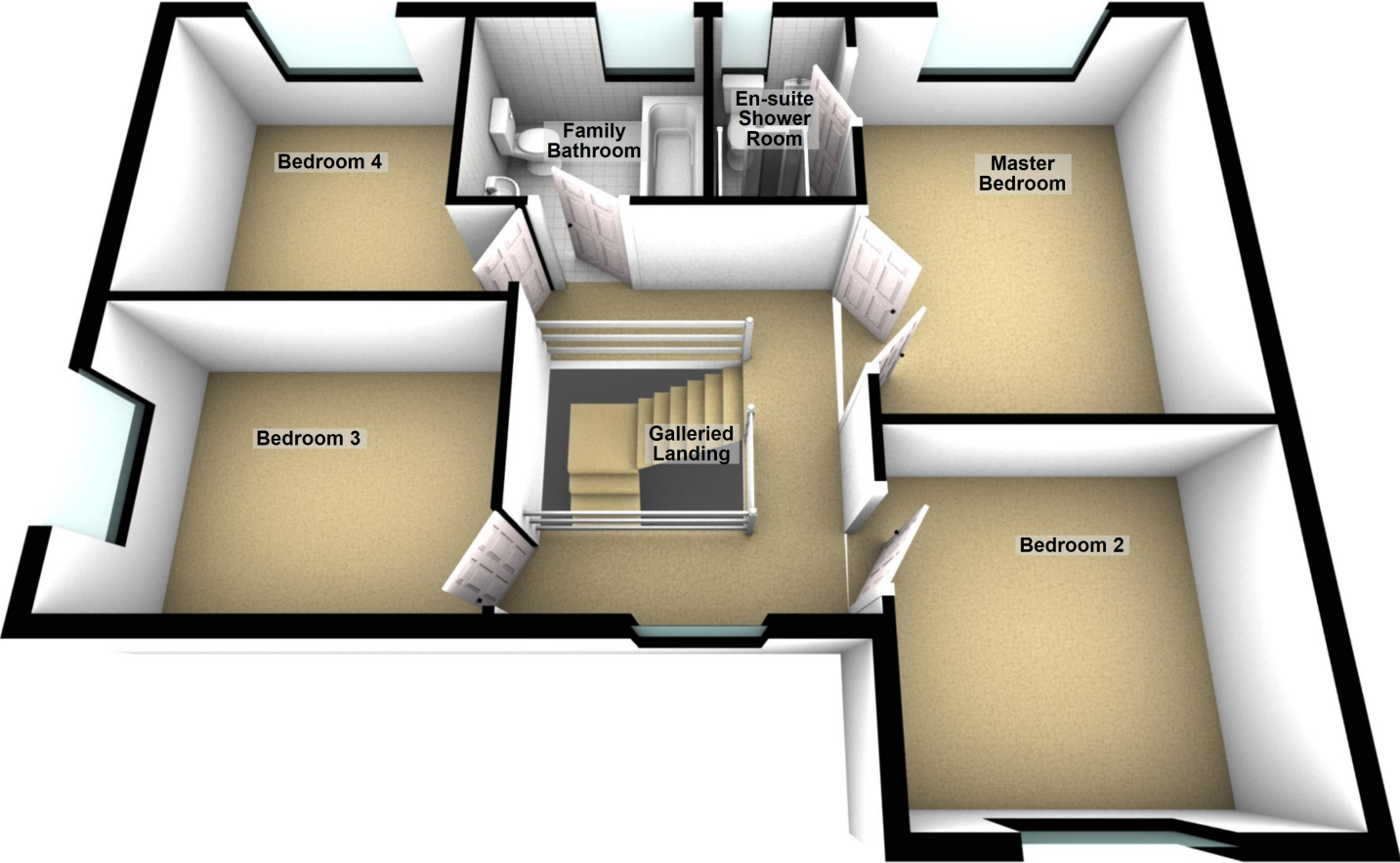
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

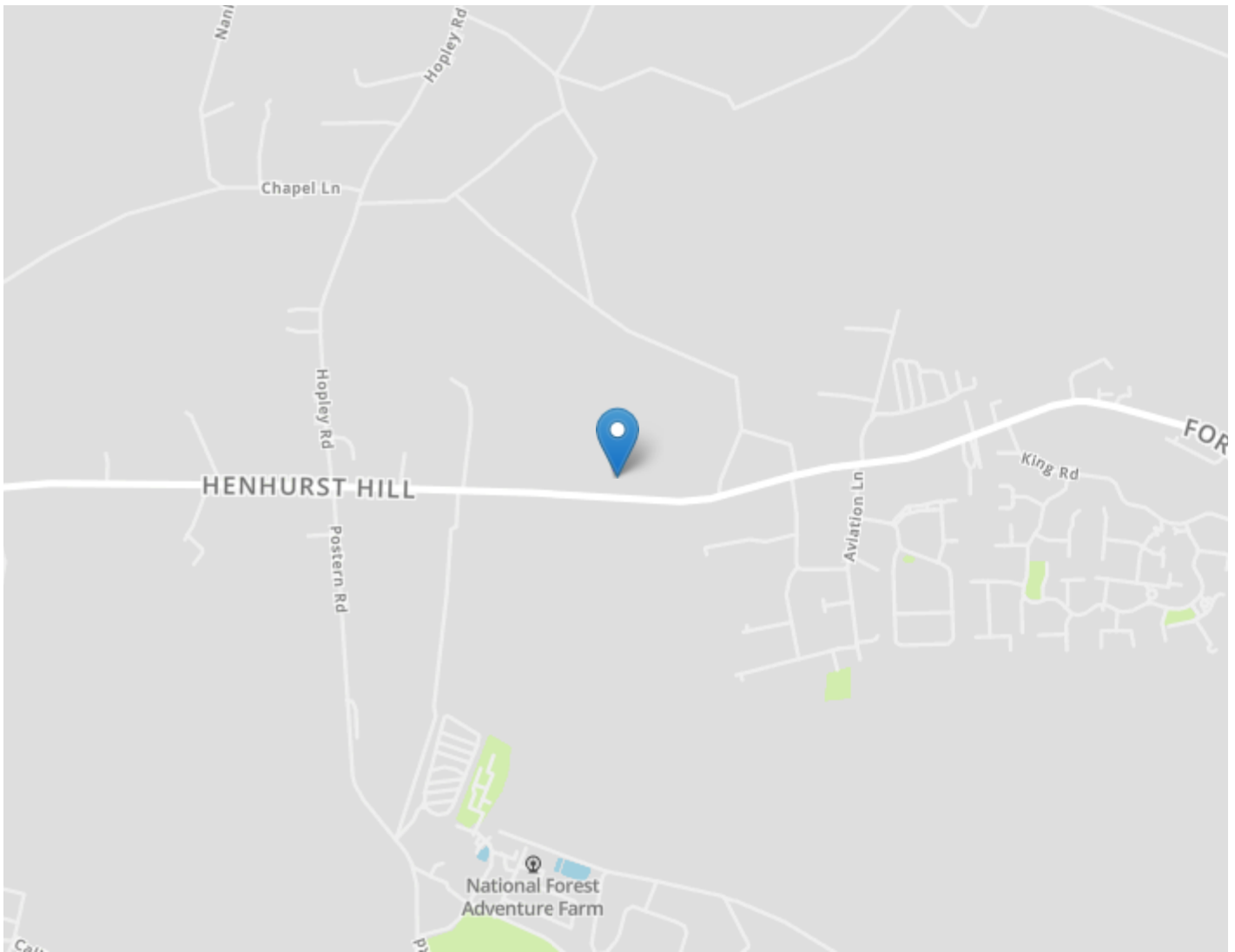
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Ground Floor



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.