



# Crew Partnership

Burton • Estate • Agents



**27 BEACON ROAD  
ROLLESTON-ON-DOVE  
BURTON-ON-TRENT  
DE13 9EF**

DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION WITH 2 DOUBLE BEDROOMS AND A CONSERVATORY! Entrance Hall, Fitted Kitchen, UTILITY ROOM, Lounge, Dining Room, Conservatory, Inner Hallway, MASTER BEDROOM + EN-SUITE SHOWER ROOM, Second Bedroom and a Family Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Driveway leading to Garage. VIEWING A MUST

**£395,000 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 todays 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 opaque double glazed windows to side aspect, radiator, coving to ceiling, uPVC double glazed opaque door to side, doors to Fitted Kitchen, Lounge and a storage cupboard.





### Fitted Kitchen

9' 9" x 9' 3" (2.97m x 2.82m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap with tiled splashbacks, integrated larger fridge, cooker with extractor hood over, uPVC double glazed window to side aspect, uPVC double glazed window to rear aspect, ceramic tiled flooring, open plan to Utility Room, door to Dining Room.



### Utility Room

Fitted with a matching range of base and eye level units with worktop space over, plumbing for automatic washing machine, space for freezer, double glazed velux skylight to side aspect with wall mounted gas combination boiler serving heating system and domestic hot water, ceramic flooring.





### Lounge

17' 5" x 13' 7" (5.31m x 4.14m) UPVC double glazed window to front aspect, coal effect electric fire set in ornate surround, radiator, coving to ceiling, double door to Dining Room, additional door to Inner Hallway.



### Dining Room

9' 2" x 8' 2" (2.79m x 2.49m) Radiator, coving to ceiling, double door to Conservatory.



### Conservatory

11' 7" x 11' 7" (3.53m x 3.53m) Ceramic tiled flooring, uPVC double glazed french double doors to garden.





### **Inner Hallway**

Doors to both Bedrooms and Family Bathroom.

### **Master Bedroom**

13' 1" x 12' 0" (3.99m x 3.66m) UPVC double glazed window to rear aspect, radiator, coving to ceiling, door to En-Suite Shower Room.



### **En-Suite Shower Room**

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower and folding glass screen, wash hand basin vanity unit with cupboard under, low-level WC and extractor fan tiled surround, uPVC opaque double glazed window to front aspect.



### Second Bedroom

13' 8" x 10' 1" (4.17m x 3.07m) UPVC double glazed bay window to front aspect, fitted bedroom suite with a range of wardrobes with drawers, radiator, coving to ceiling.



### Family Bathroom

Refitted with three piece suite comprising panelled bath with power shower over and folding glass screen, wash hand basin in vanity unit with cupboards under, drawers and tiled surround and low-level WC, heated towel rail, uPVC opaque double glazed window to rear aspect, ceramic tiled flooring, loft hatch.





## Outside

### Front, Side and Rear Gardens

Established front, side and rear gardens with a variety of plants, shrubs and trees, driveway to the front leading to garage and car parking space for six cars, mainly laid to lawn, outside cold water tap, gated side access. Paved sun patio seating area. GARAGE. Two uPVC double glazed windows to side aspect, remote-controlled electric up and over door.





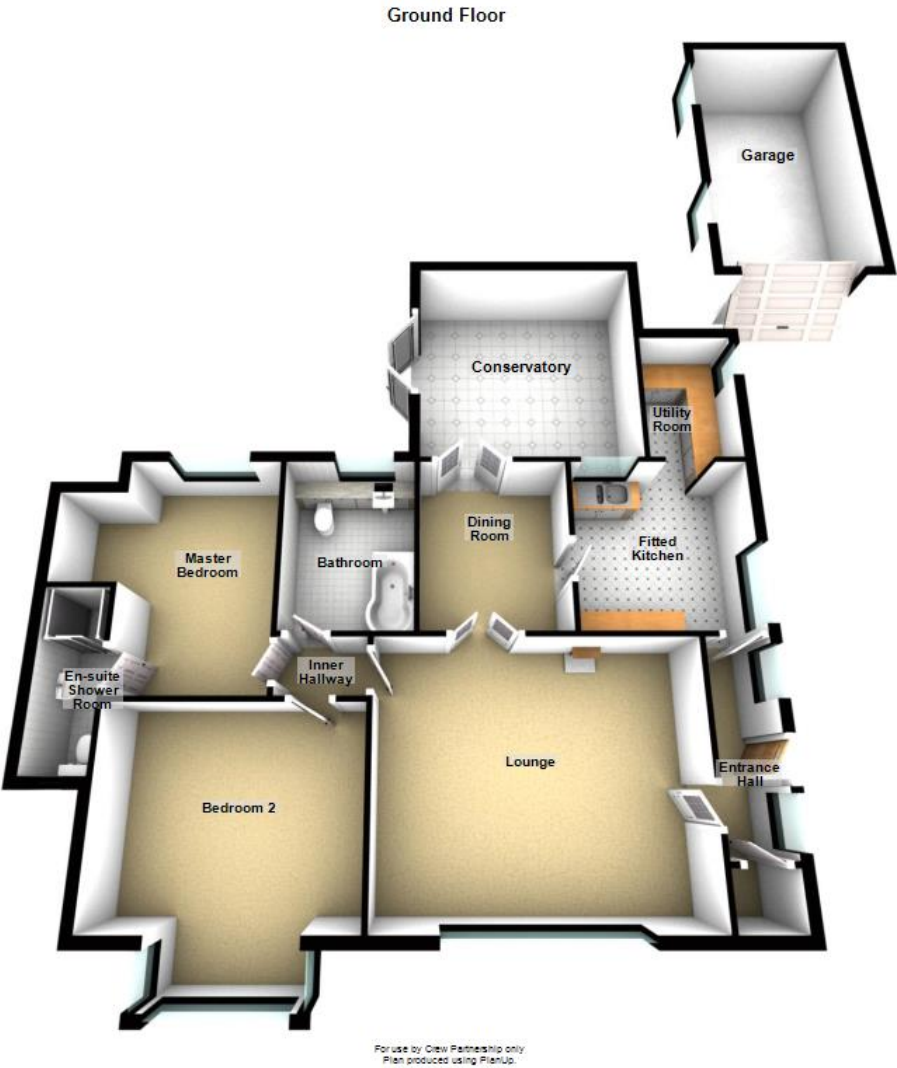
**Additional Information**

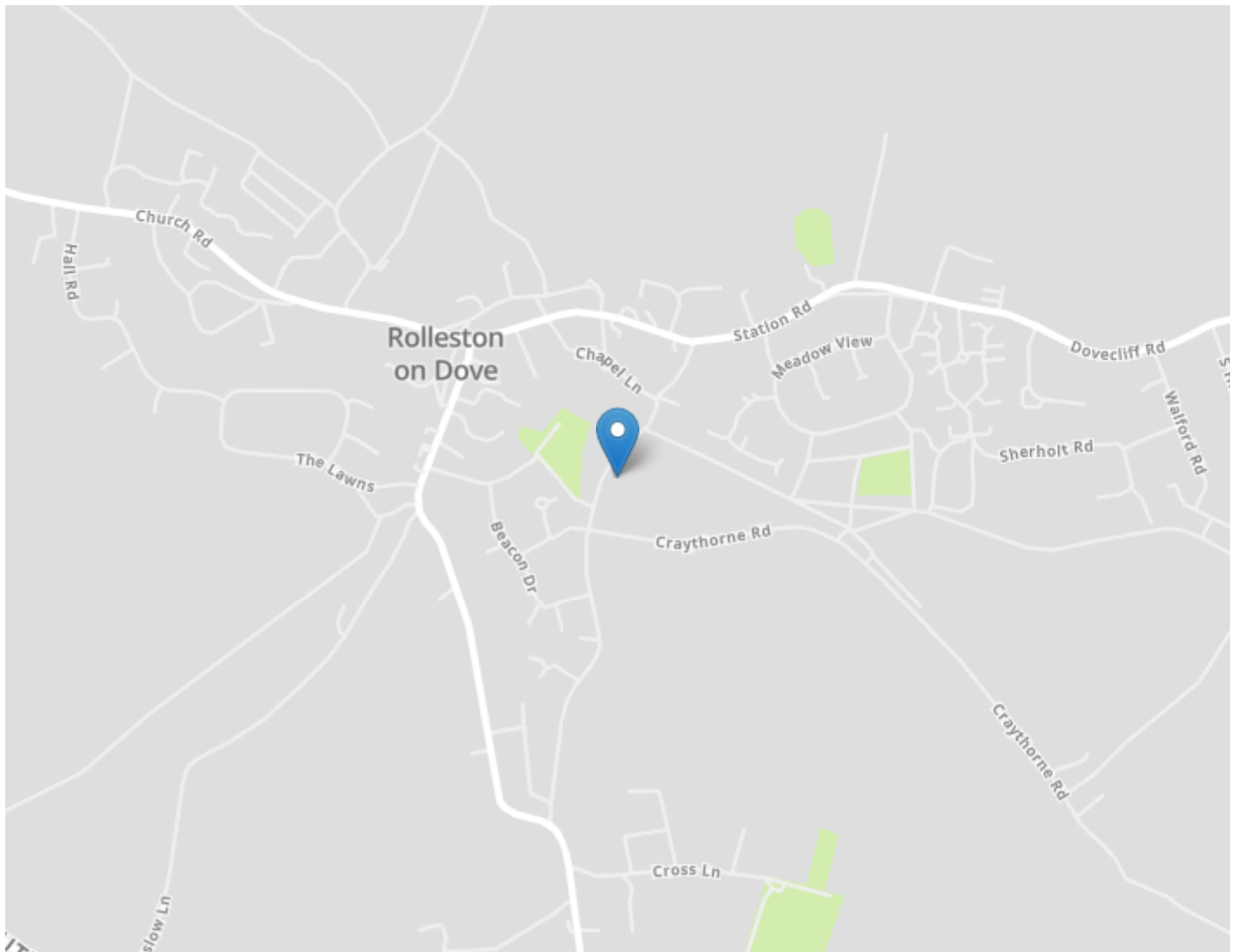
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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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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.