



# Crew Partnership

Burton · Estate · Agents



**2 OSPREY DRIVE  
BRANSTON  
BURTON-ON-TRENT  
DE14 3UA**

DETACHED FAMILY HOME WITH 4 DOUBLE BEDROOMS + 2 BATHROOMS AND A GARAGE! Entrance Hall, CLOAKROOM, Lounge, 17FT KITCHEN/DINING ROOM. Landing, MASTER BEDROOM + EN-SUITE SHOWER ROOM, Fourth Bedroom and Family Bathroom. Landing 2 further Double Bedrooms on the second floor. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to Garage. POPULAR VILLAGE LOCATION

**£315,000 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 double glazed window to front aspect, radiator, ceramic tiled flooring, stairway to first floor landing, double glazed door to front, doors to Lounge, Kitchen/Dining Room and Cloakroom.

### **Lounge**

17' 8" x 9' 0" (5.38m x 2.74m) UPVC double glazed bay window to side aspect, uPVC double glazed window to side aspect, uPVC double glazed window to front aspect, two radiators.



### **Kitchen/Dining Room**

17' 8" x 9' 0" (5.38m x 2.74m) Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, integrated fridge/freezer, plumbing for dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side aspect, radiator with wall mounted concealed gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring, uPVC double glazed french double doors to garden, open plan to Utility Room.



### **Utility Room**

Base units, stainless steel sink unit with mixer tap, plumbing for automatic washing machine.



### **Cloakroom**

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



### **First Floor**

#### **Landing**

UPVC opaque double glazed window to front aspect, double radiator, stairway to second floor landing, doors to Master and Fourth Bedrooms as well as the Family Bathroom.



#### **Master Bedroom**

17' 8" x 9' 3" (5.38m x 2.82m) Two uPVC double glazed windows to side aspect, uPVC double glazed window to front aspect, two radiators, 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 tiled splashbacks, uPVC opaque double glazed window to rear aspect, ceramic tiled flooring.



### **Fourth Bedroom**

9' 9" x 10' 0" (2.97m x 3.05m) UPVC double glazed window to side aspect, radiator.



### **Family Bathroom**

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower area with fitted power shower and folding glass screen and low-level WC, tiled surround, extractor fan, uPVC opaque double glazed window to front aspect, radiator.

### **Second Floor**

#### **Landing**

Doors to two further Bedrooms and a storage cupboard.

### Second Bedroom

13' 5" x 10' 0" (4.09m x 3.05m) UPVC double glazed window to side aspect, uPVC double glazed window to front aspect with cupboard, loft hatch.



### Third Bedroom

13' 5" x 9' 3" (4.09m x 2.82m) UPVC double glazed window to side aspect, uPVC double glazed dormer window to front aspect with cupboard, radiator, door to storage cupboard.



## Outside

### Front and Rear Gardens

Established gardens with a variety of shrubs, lawn, driveway to the rear leading to garage and car parking space for two cars, outside cold water tap, gated side access. Outside cold water tap, wall frontage, sun patio seating area.



### Additional information

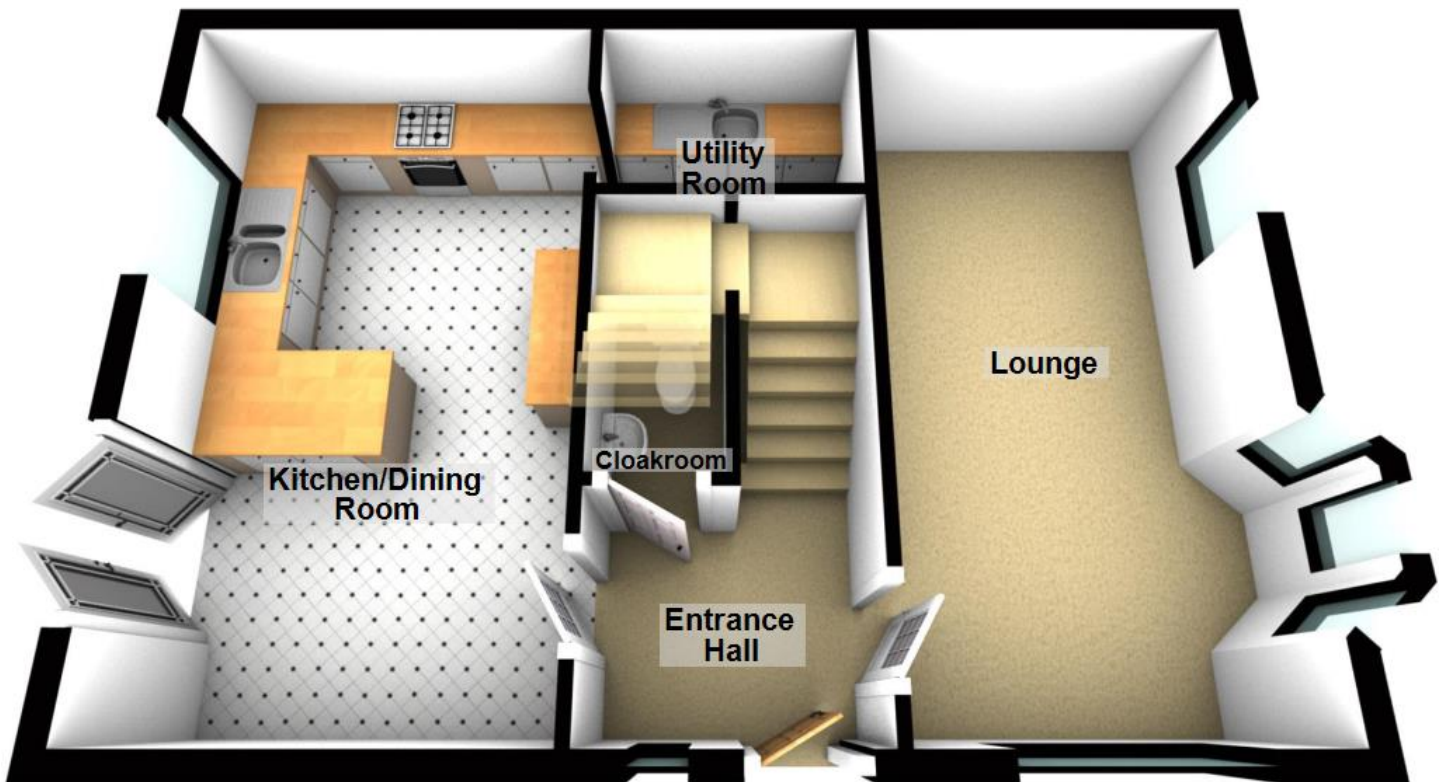
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

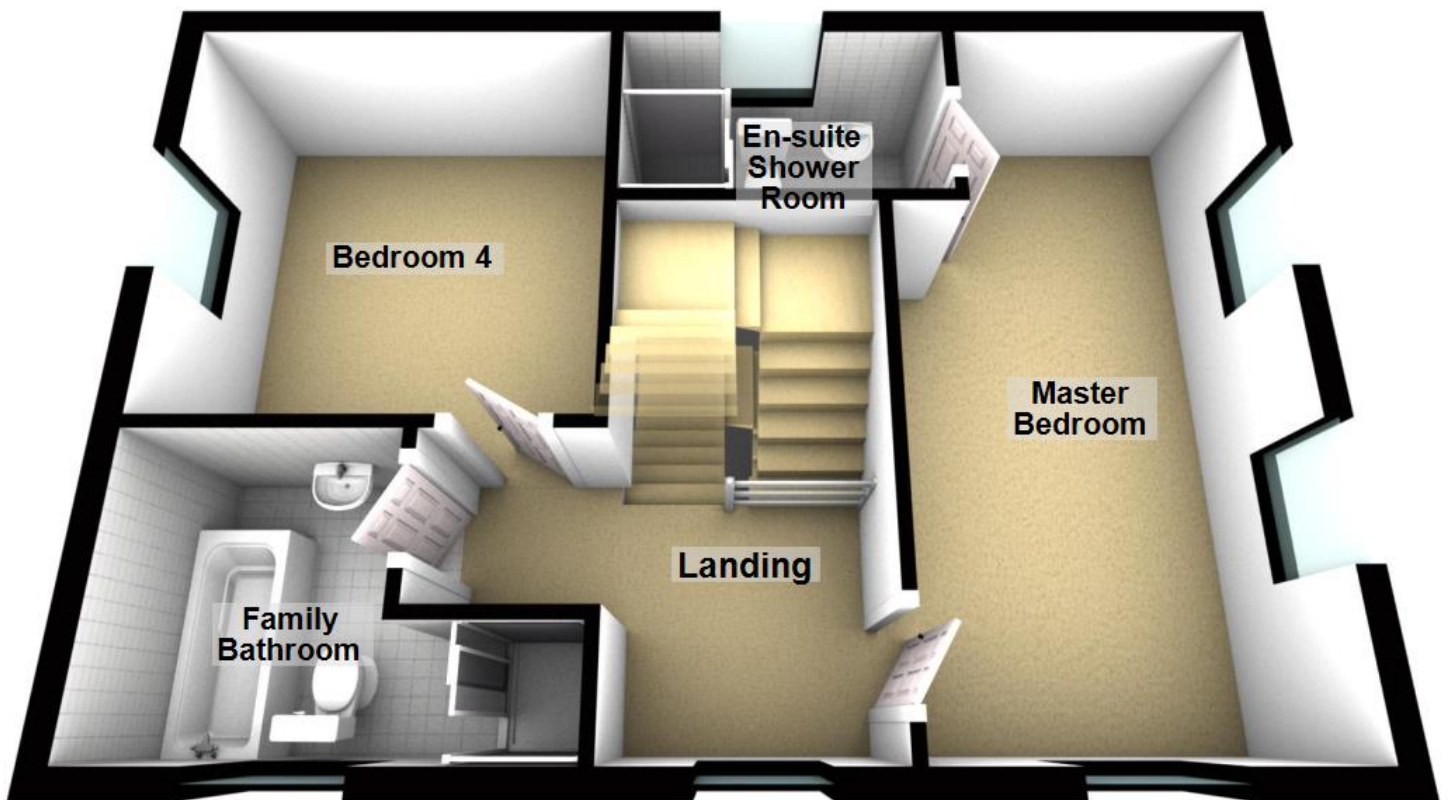
## Ground Floor



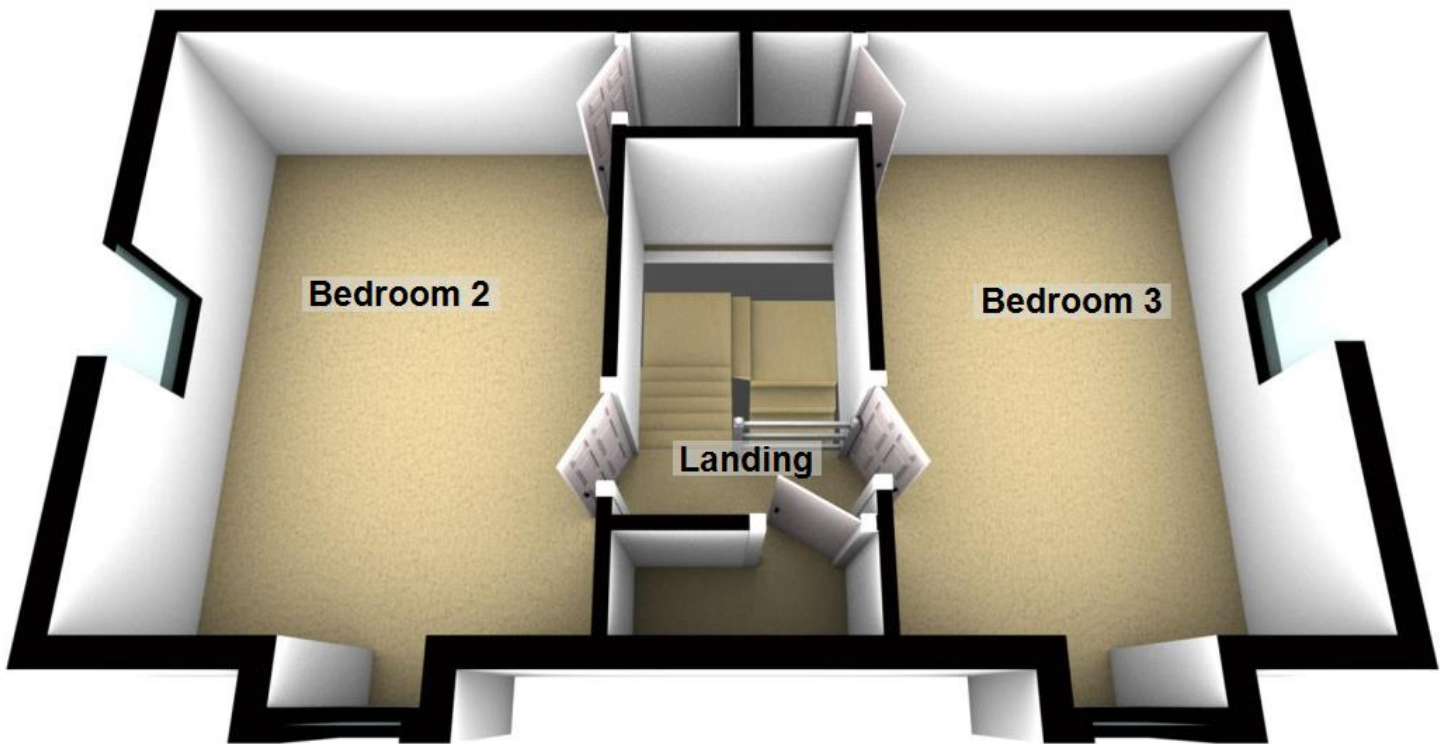
For use by Crew Partnership only  
Plan produced using PlanUp.

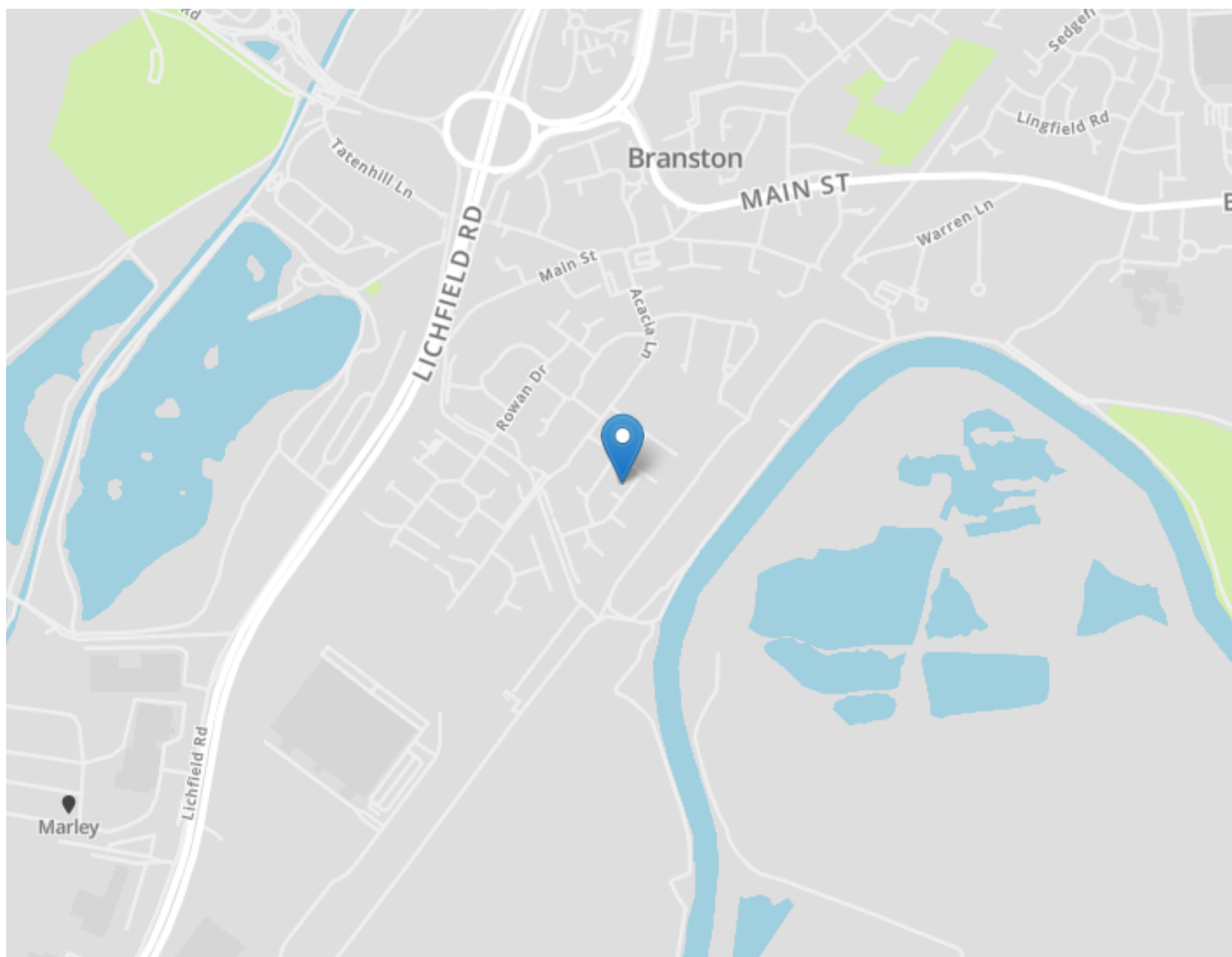


## First Floor



## Second Floor





#### 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.

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.