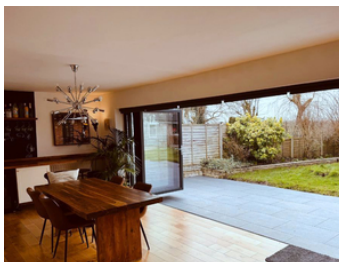




# Crew Partnership

Burton • Estate • Agents



**2 RIVERSIDE  
WALTON-ON-TRENT  
SWADLINCOTE  
DE12 8NP**

DETACHED HOME WITHIN 3/4 ACRE PLOT WITH STUNNING VIEWS OVER THE RIVER TRENT! Entrance Hall, Cloakroom, 35ft Lounge/Dining Room with Bi-Fold Doors opening onto the garden, REFITTED KITCHEN complete with American Double Fridge Freezer and Range Cooker, MASTER BEDROOM + EN-SUITE, Inner Hallway, a further 3 DOUBLE BEDROOMS and 4 Piece Family Bathroom. UPVC DG + GCH. Extensive Front, Side and Rear Gardens. Driveway providing ample off street parking and leading to a DOUBLE GARAGE. Rear Garden with bar and seating area overlooking the river. An additional wooden garage can be accessed by the double gates to the side. Quiet cul-de-sac location. SOUGHT AFTER VILLAGE LOCATION AND IN JOHN TAYLOR CATCHMENT AREA!

**£725,000 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**

Hardwood frosted double glazed window to front aspect, oak flooring, hardwood double glazed frosted door to front, open plan to Lounge/Dining Room, door to Cloakroom and double door to Storage cupboard.

#### **Cloakroom**

UPVC frosted double glazed window to front aspect, fitted with two piece suite comprising, wash hand basin with cupboard under and mixer tap and low-level WC, tiled splashback, double radiator, oak flooring.

#### **Lounge/Dining Room**

35' 2" x 13' 4" Max (10.72m x 4.06m) UPVC double glazed window to rear aspect, log burner, two double radiators, single radiator, oak flooring, bi-fold doors opening out onto the garden and offering beautiful views over the river, walnut worktop space with storage cupboards underneath, oak flooring, doors to Fitted Kitchen, Master Bedroom and Inner Hallway.

#### **Fitted Kitchen**

11' 10" x 9' 5" (3.61m x 2.87m) Refitted with a matching range of base and eye level units with solid oak worktop space over, 1+1/2 bowl sink unit with mixer tap, built-in dishwasher, plumbing for washing machine, vent for tumble dryer, American fridge/freezer, Range cooker with extractor hood over, uPVC double glazed window to side aspect, radiator, vinyl flooring, uPVC double glazed door to side.

#### **Master Bedroom**

14' 7" x 11' 11" Max (4.45m x 3.63m) UPVC double glazed window to side aspect, uPVC double glazed bow window to rear aspect, radiator, oak flooring, built in storage cupboards, door to En-Suite Shower Room.

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

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with mixer tap and low-level WC tiled surround, uPVC double glazed window to rear aspect, heated towel rail, tiled flooring.

### **Inner Hallway**

Loft hatch, doors to three Bedrooms, Family Bathroom and a storage cupboard.

### **Second Bedroom**

12' 8" x 11' 4" (3.86m x 3.45m) UPVC double glazed window to side aspect, uPVC double glazed bow window to front aspect, radiator, oak flooring, three fitted double wardrobes,

### **Third Bedroom**

11' 6" x 9' 6" (3.51m x 2.90m) UPVC double glazed window to side aspect, radiator, oak flooring.

### **Fourth Bedroom**

11' 2" x 9' 8" (3.40m x 2.95m) UPVC double glazed window to front aspect, radiator, oak flooring.

### **Family Bathroom**

Fitted with four piece suite comprising corner bath, vanity wash hand basin with mixer tap, double shower enclosure with glass screen and low-level WC, tiled surround, uPVC frosted double glazed window to side aspect, heated towel rail.

### **Outside**

#### **Front, Side and Rear Gardens**

Extensive front, side and rear gardens.

Front garden mainly laid to lawn with a number of mature trees and bordered both side by hedgerows. Tarmacked driveway providing ample parking leading to a Double Garage.

Gated side access to a paved area providing log storage.


Rear garden mainly laid to lawn, bordered by a variety of shrubs, bushes and trees. Benefitting from a paved seating area with outside power sockets. Wooden bar with power and lighting with a canopied area perfect for outside dining or a hot tub. Additional wooden outbuildings/Garage with power and lighting also. A garden wall with steps leading down the river bank and offering stunnings views over countryside.

### 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: South Derbyshire Borough Council / Tax Band TBC

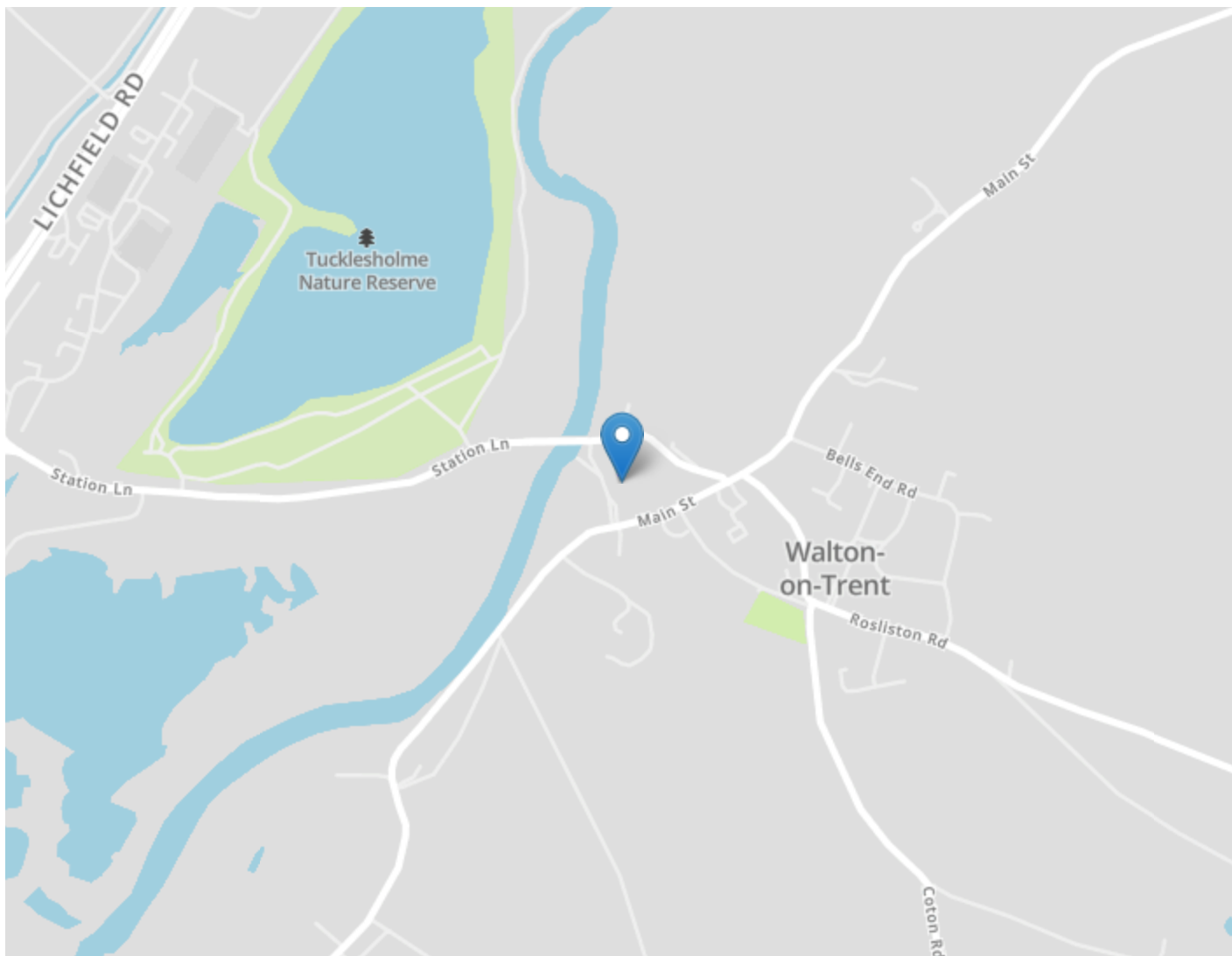
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



Measured from the front of the property.  
For details of the property, please refer to the brochure.



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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.