



# Crew Partnership

Burton · Estate · Agents



**185 ASHBY ROAD  
BURTON-ON-TRENT  
DE15 0LB**

HEAVILY EXTENDED DETACHED FAMILY HOME WITH 3 DOUBLE BEDROOMS AND 3 BATHROOMS! Entrance Hall, Spacious Lounge open plan to 20ft Kitchen/Dining Room, CONSERVATORY, UTILITY ROOM and a Family Room. Landing, Two Bedrooms (Second with a REFITTED EN-SUITE), Study and a REFITTED FAMILY BATHROOM. Second Floor consists of the Master Bedroom with it's own En-Suite Shower Room. UPVC DG + GCH. Front and Rear Gardens. Driveway to the front. DESIRABLE ROAD

**£325,000 FREEHOLD**

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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

Loft hatch, double glazed opaque door to front, door to Lounge.

### Lounge

17' 8" x 18' 1" (5.38m x 5.51m) UPVC double glazed box window to front aspect, double radiator, laminate flooring, coving to ceiling, door to storage cupboard, stairs leading to first floor, landing, open plan to Kitchen/Dining Room.



### **Kitchen/Dining Room**

20' 11" x 9' 2" (6.38m x 2.79m) 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 with tiled splashbacks, fitted electric oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, laminate ceramic tiled flooring, coving to ceiling, patio door to Conservatory, door to Utility Room.



### **Conservatory**

Half brick construction with uPVC double glazed windows and polycarbonate roof, laminate flooring, uPVC double glazed double door to garden.



### **Utility Room**

Fitted with a matching range of base and eye level units with worktop space over, plumbing for automatic washing machine and dishwasher, space for fridge/freezer and tumble dryer, uPVC double glazed window to rear aspect with wall mounted combination boiler serving heating system and domestic hot water, ceramic tiled flooring, double glazed door to garden, door to Family Room.



## Family Room

17' 8" x 8' 3" (5.38m x 2.51m) Radiator, up and over door.



## First Floor

### Landing

Wood panelling on walls, doors to two Bedrooms, Study and a Family Bathroom.



### Second Bedroom

11' 8" x 8' 3" (3.56m x 2.51m) PVC double glazed window to front aspect, fitted with a range of wardrobes, radiator, doors to En-Suite Shower Room and a storage cupboard.



### En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower, wash hand basin in vanity unit with cupboard under and tiled splashback, low-level WC and heated towel rail, extractor fan, uPVC opaque double glazed window to front aspect, ceramic tiled flooring.



### Third Bedroom

10' 9" x 10' 9" (3.28m x 3.28m) UPVC double glazed window to rear aspect, radiator.



### Study

10' 0" x 7' 4" (3.05m x 2.24m) UPVC double glazed window to side aspect, radiator, spiral staircase to the Master Bedroom.



### Family Bathroom

Refitted with three piece suite comprising deep bath with telephone style taps, wash hand basin in vanity unit with cupboard under and low-level WC, heated towel rail, extractor fan, shaver point, uPVC opaque double glazed window to rear aspect.



### Second Floor

#### Master Bedroom

14' 4" x 13' 7" (4.37m x 4.14m) Double glazed velux window to rear aspect, radiator, fitted double wardrobe, door to En-Suite Shower Room.



### En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower, wash hand basin, low-level WC and heated towel rail, extractor fan tiled surround, double glazed velux window to rear aspect, ceramic tiled flooring.



### Outside

#### Front and Rear Gardens

Established gardens with a variety of shrubs and trees, lawn, driveway to the front, outside cold water tap. Sun patio seating area, gated side access.

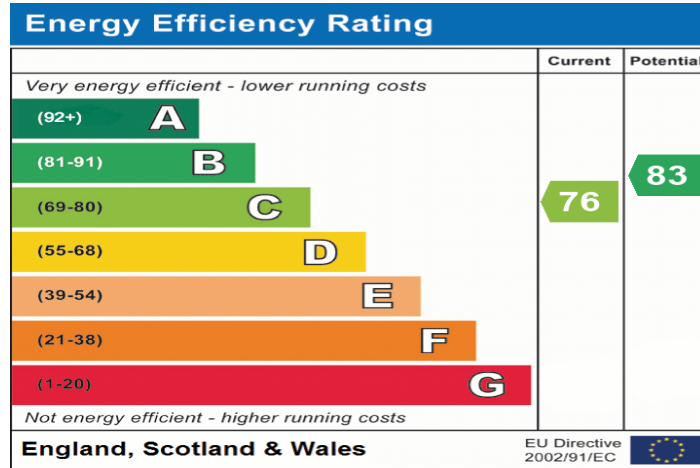


### Additional Information

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

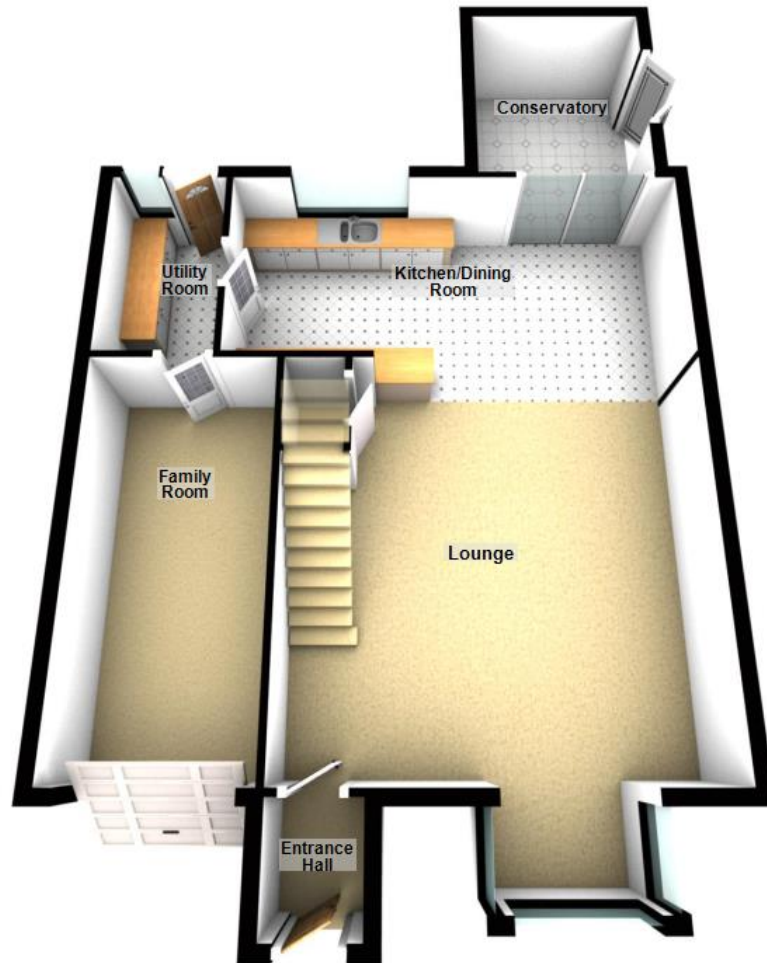
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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



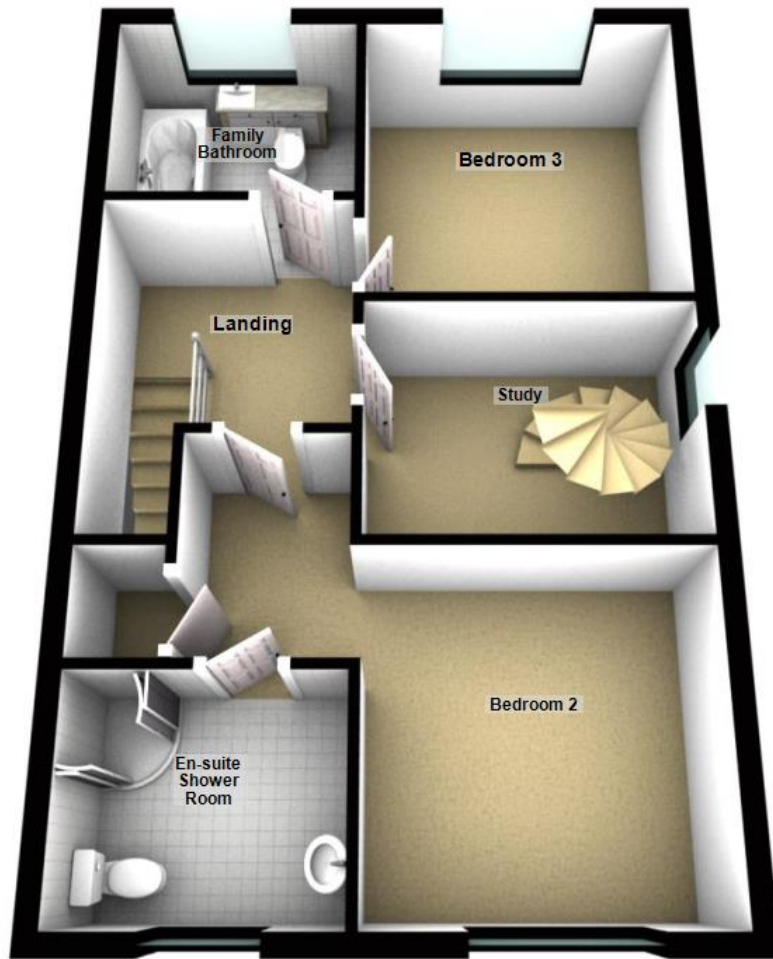


**Ground Floor**

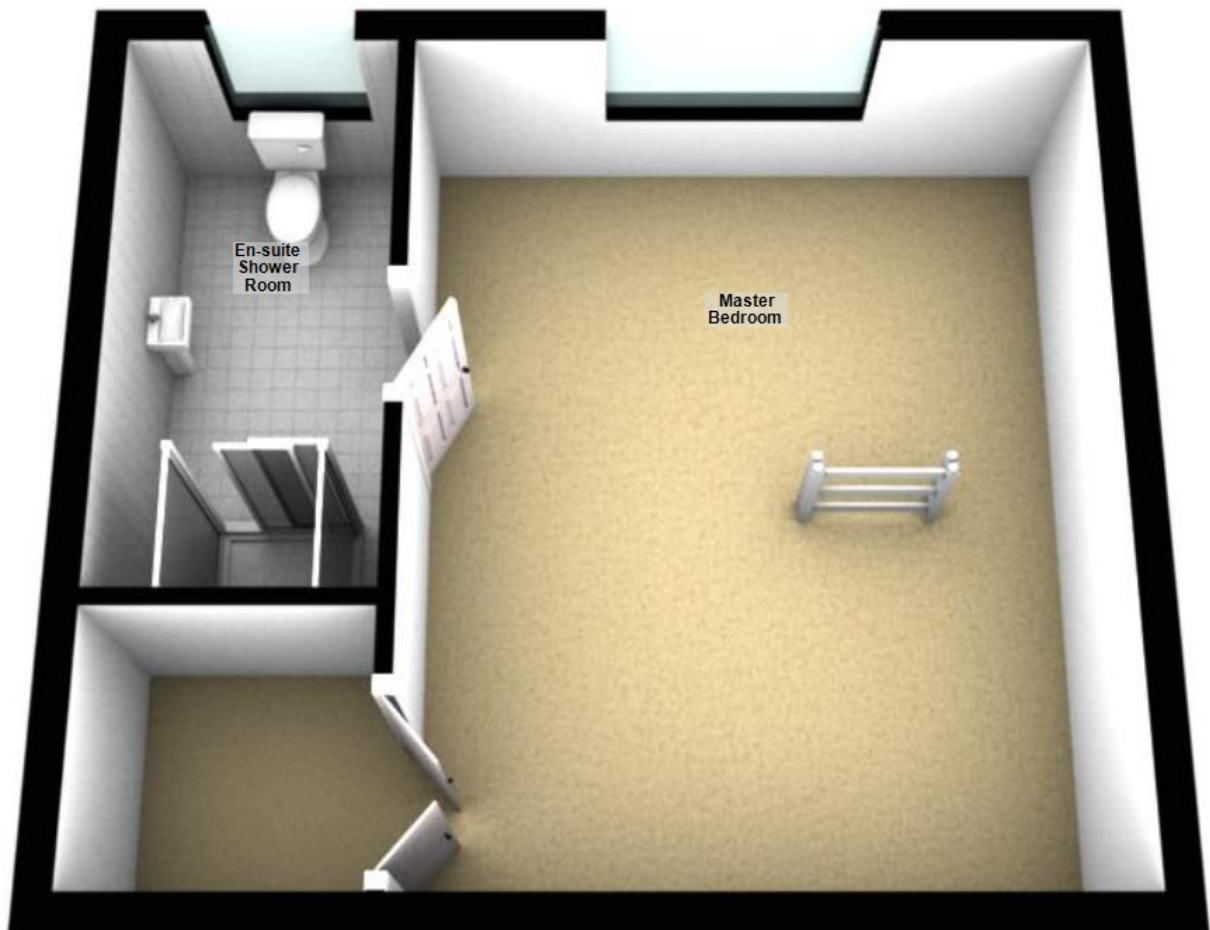


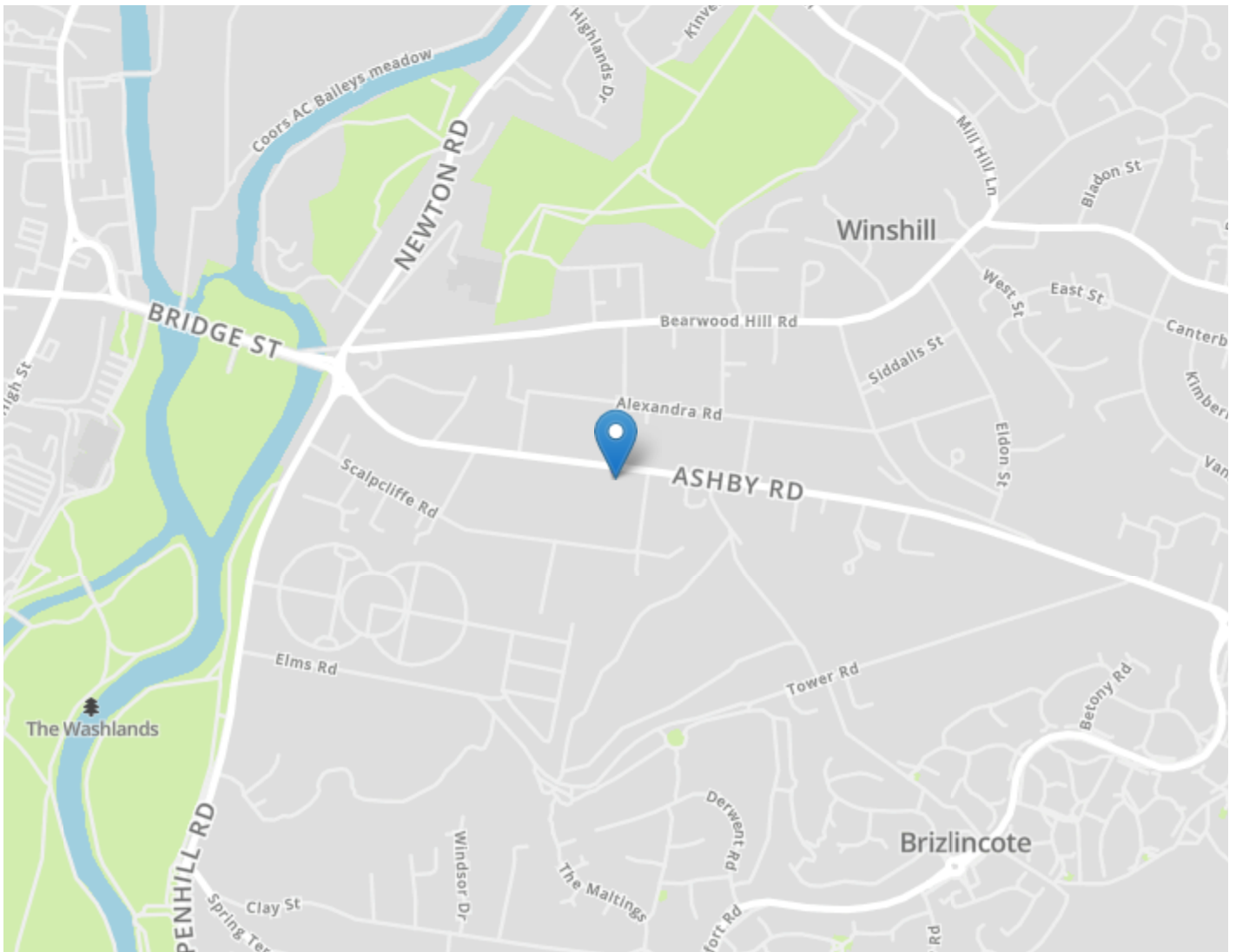
For use by Crew Partnership only  
Plan produced using PlanUp.

**First Floor**



**Second 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.