



Crew Partnership

Burton · Estate · Agents



**3 ALDERSON DRIVE
STRETTON
BURTON-ON-TRENT
DE13 0QQ**

DETACHED FAMILY HOME WITH A REFITTED KITCHEN AND 17FT CONSERVATORY!
Porch, Entrance Hall, Cloakroom, Lounge, Refitted Kitchen open plan to Dining Room, Conservatory and a UTILITY ROOM. Landing, MASTER BEDROOMS + EN-SUITE SHOWER ROOM, 3 Further good sized Bedrooms and a Family Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Double Driveway leading to Garage. VERY POPULAR VILLAGE LOCATION WITH GOOD SCHOOL CATCHMENTS

£349,950 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

Porch

UPVC double glazed french double doors to front, door to Entrance Hall.

Entrance Hall

Radiator, ceramic tiled flooring, coving to ceiling, stairs leading to first floor landing, double doors to Fitted Kitchen and Lounge, door to Cloakroom.

Cloakroom

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



Lounge

11' 5" x 11' 0" (3.48m x 3.35m) UPVC double glazed bay window to front aspect, open fire with ornate surround, two radiators, coving to ceiling



Fitted Kitchen

7' 6" x 9' 1" (2.29m x 2.77m) Refitted with a matching range of base and eye level cupboards with wood worktop space, stainless steel sink unit with mixer tap, integrated dishwasher, fridge, fitted electric oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, two radiators with wall mounted concealed gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring, open plan archway to Dining Room, door to Utility Room.



Utility Room

Fitted with a base units, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, uPVC double glazed window to rear aspect, radiator, ceramic tiled flooring, uPVC double glazed door to garden.

Dining Room

11' 1" x 9' 1" (3.38m x 2.77m) Radiator, ceramic tiled flooring, door to storage cupboard, double doors to Conservatory.



Conservatory

Half brick construction with uPVC double glazed windows, double radiator, ceramic tiled flooring, uPVC double glazed french double doors to garden, uPVC double glazed double doors to rear.



First Floor

Landing

UPVC double glazed window to side aspect, coving to ceiling, loft hatch, doors to all Bedrooms, Family Bathroom and a storage cupboard



Master Bedroom

11' 9" x 9' 0" (3.58m x 2.74m) UPVC double glazed window to front aspect, double wardrobe(s), radiator, coving to ceiling, fitted double wardrobe, door to En0Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising tiled double shower cubicle with fitted power shower and folding glass screen, pedestal wash hand basin, low-level WC and extractor fan, shaver point tiled surround, uPVC double glazed window to front aspect, radiator.



Second Bedroom

11' 7" x 9' 0" (3.53m x 2.74m) Two uPVC double glazed windows to front aspect, fitted double wardrobe, radiator.



Third Bedroom

10' 6" x 7' 9" (3.20m x 2.36m) UPVC double glazed window to rear aspect, fitted double wardrobe, radiator.



Fourth Bedroom

9' 8" x 7' 7" (2.95m x 2.31m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower enclosure with fitted power shower and folding glass screen and low-level WC, tiled surround, heated towel rail, extractor fan, shaver point, uPVC opaque double glazed window to rear aspect, small uPVC opaque double glazed window to rear aspect.



Outside

Front and Rear Gardens

Corner plot established front, side and rear gardens with a variety of plants, shrubs and trees, mainly laid to lawn, driveway to the front leading to garage and car parking space for two cars, mature conifer hedge, outside cold water tap. External double socket electric point with a further double socket in the shed.

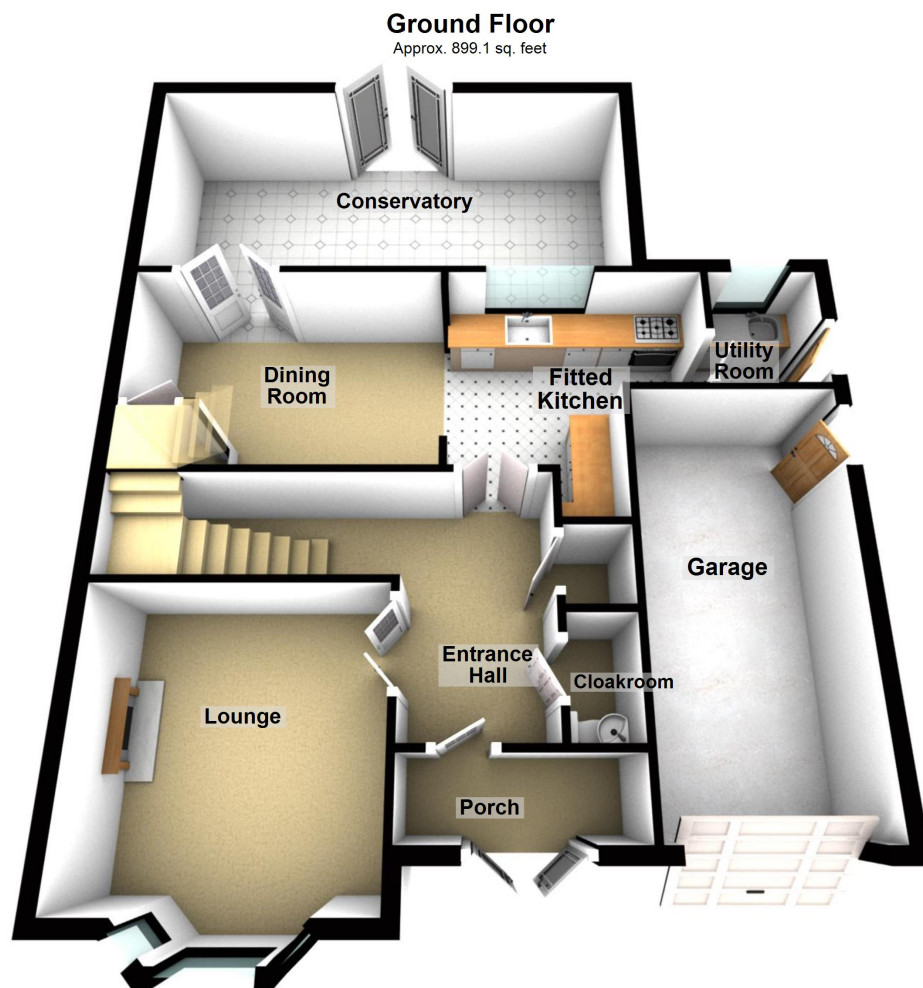


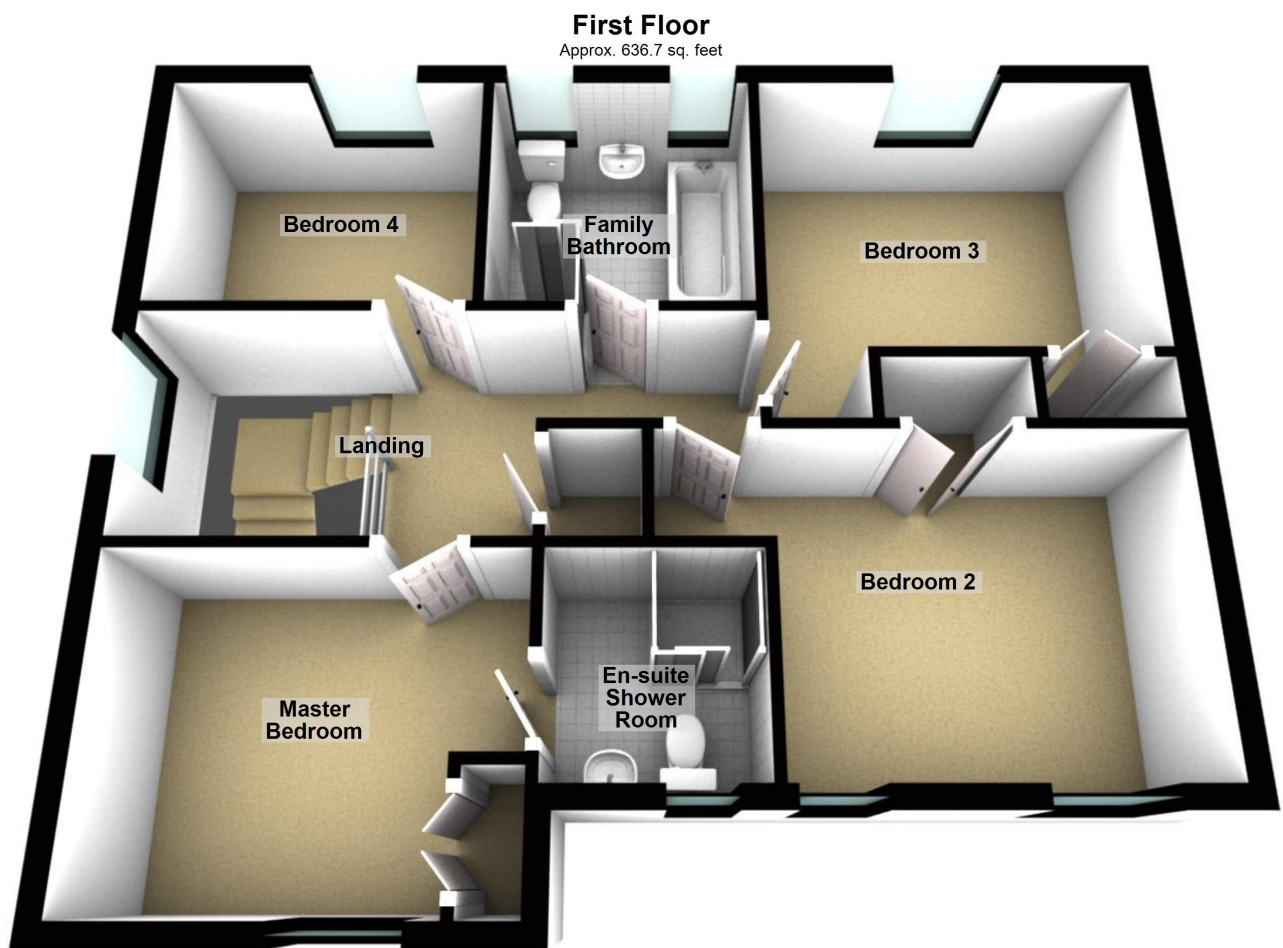
Additional Information

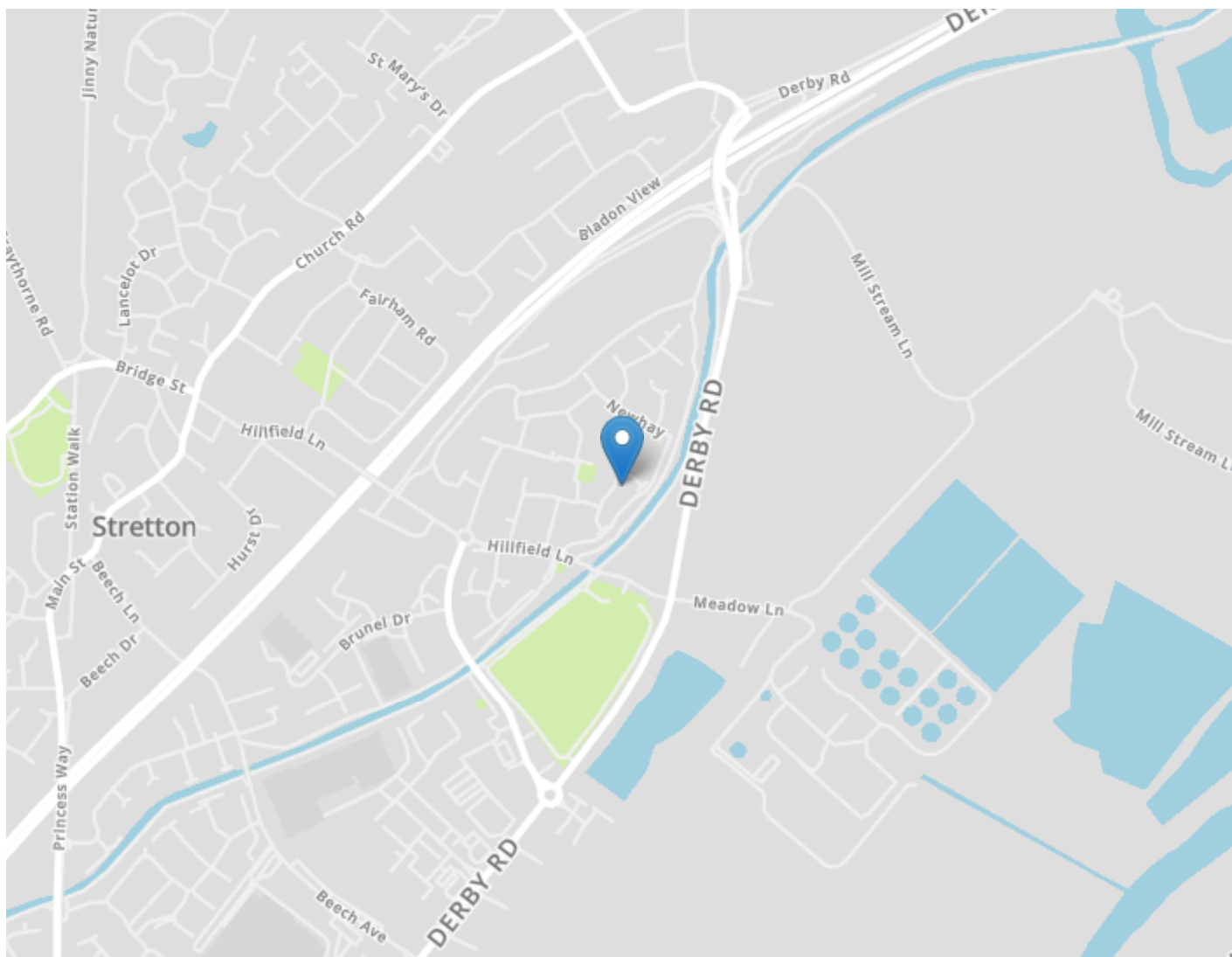
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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







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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.