



## 4 NEWBURY DRIVE STRETTON BURTON-ON-TRENT DE13 0FR

DETACHED FAMILY HOME WITH 4 GOOD SIZED BEDROOMS! Entrance Hall, Lounge/Dining Room, 16FT FITTED KITCHEN, Office or alternative Dining Room, Rear Lobby and a Cloakroom. Landing, 4 Bedrooms and a Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Opposite green space. Good School Catchments. POPULAR VILLAGE LOCATION with excellent transport links

**£350,000 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**

Radiator, stairs leading to first floor landing, composite double glazed door to the front, door to Lounge/Dining Room.

**Lounge/Dining Room**

21' 6" x 10' 9" (6.55m x 3.28m) UPVC double glazed windows to front and rear aspects, fireplace, two radiators, door to Fitted Kitchen.



**Fitted Kitchen**

16' 6" x 9' 11" (5.03m x 3.02m) Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, integrated dishwasher, space and vent for tumble dryer, space for fridge-freezer, plumbing for washing machine, fitted electric fan assisted oven, built-in halogen hob with pull out extractor hood over, UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, Karndean flooring, doors to under-stairs storage cupboard, Office/Dining Room and Rear Lobby.



### Office/Dining Room

8' 6" x 7' 0" (2.59m x 2.13m) UPVC double glazed window to front aspect, radiator, laminate flooring, full fibre to the property internet connection point.



### Rear Lobby

UPVC double glazed door to side, Karndean flooring, door to Cloakroom.

### Cloakroom

Fitted with two piece suite comprising, vanity unit wash basin and WC, fully tiled walls, vinyl flooring, towel radiator, UPVC double glazed window to rear aspect.



### First Floor

#### Landing

Doors to all Bedrooms, Bathroom and an airing cupboard. Loft hatch to a mainly boarded loft for additional storage with lighting and electric.

### Master Bedroom

12' 0" x 10' 9" (3.66m x 3.28m) UPVC double glazed window to front aspect, a combination of fitted and built-in wardrobes, with additional overhead storage, radiator.



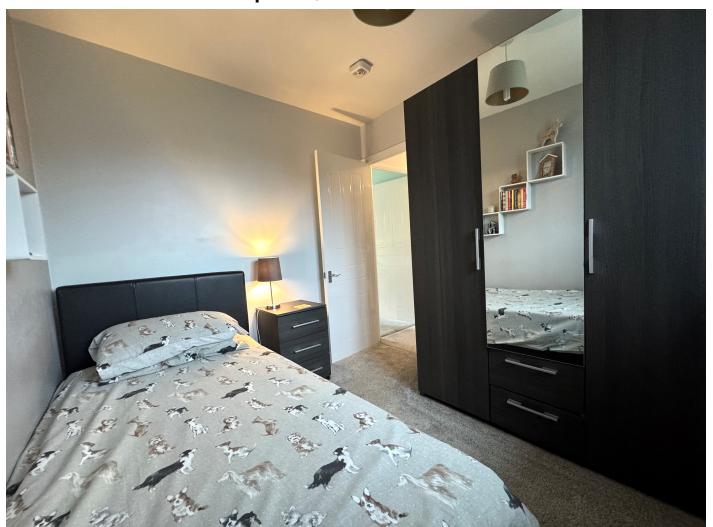
### Second Bedroom

9' 9" x 8' 3" (2.97m x 2.51m) Double built-in wardrobe, over stairs storage cupboard, UPVC double glazed window to front aspect, radiator.



### Third Bedroom

8' 5" x 7' 6" (2.57m x 2.29m) UPVC double glazed window to rear aspect, radiator.



#### Fourth Bedroom

L-Shaped 8' 4" x 8' 0" (2.54m x 2.44m) UPVC double glazed window to rear aspect, radiator, double built-in wardrobe.



#### Bathroom

Fitted with three piece suite comprising bath with electric shower over and glass screen, vanity wash hand basin, low-level WC, fully tiled walls, shaver point, extractor fan, UPVC frosted double glazed window to rear aspect, heated towel rail, vinyl flooring, storage cupboard.



## Outside

### Front, Side and Rear Gardens

Front, side and rear gardens mainly laid to lawn. Tarmacked driveway providing off street parking, bordered by a raised bed with a variety of bushes and shrubs. Footpath leading to the property as well as to the gated side access to the rear garden.

The private rear garden is mainly laid to lawn, is bordered by a variety of trees, bushes and shrubs and benefits from two large paved seating areas as well as hardstanding for a garden shed. It also offers an electrical point, an outside tap and lighting.

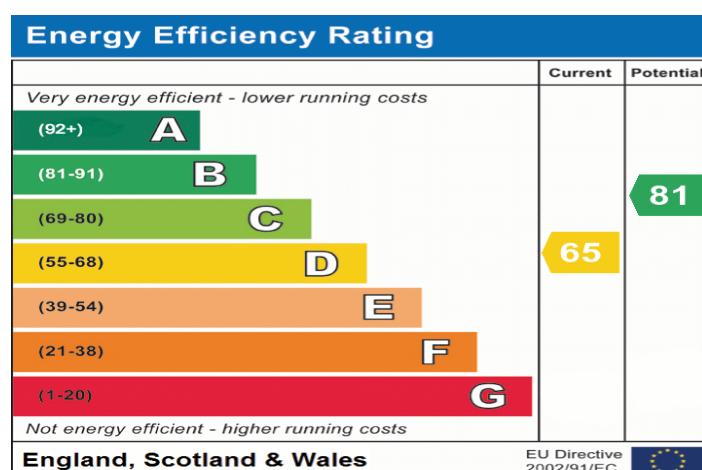


### Additional Information

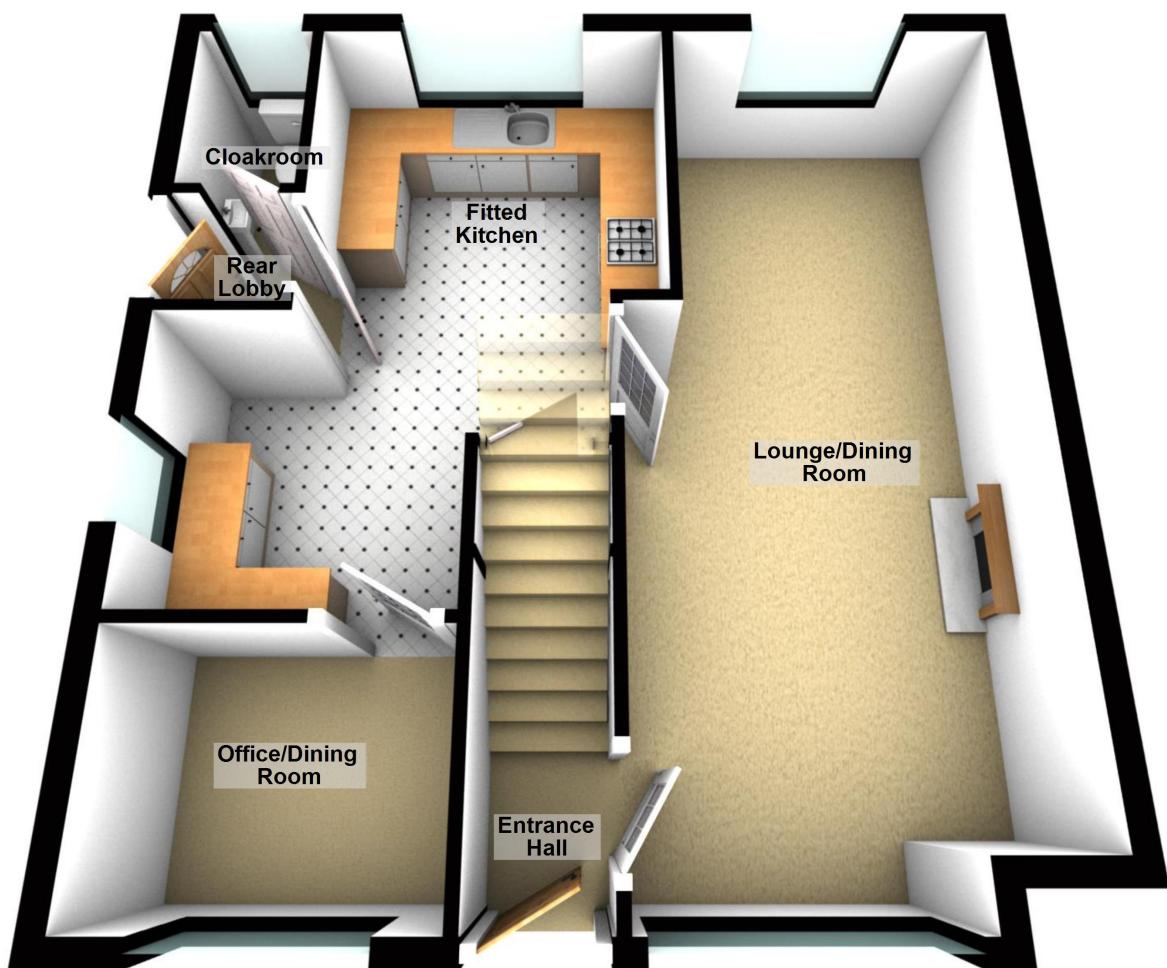
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

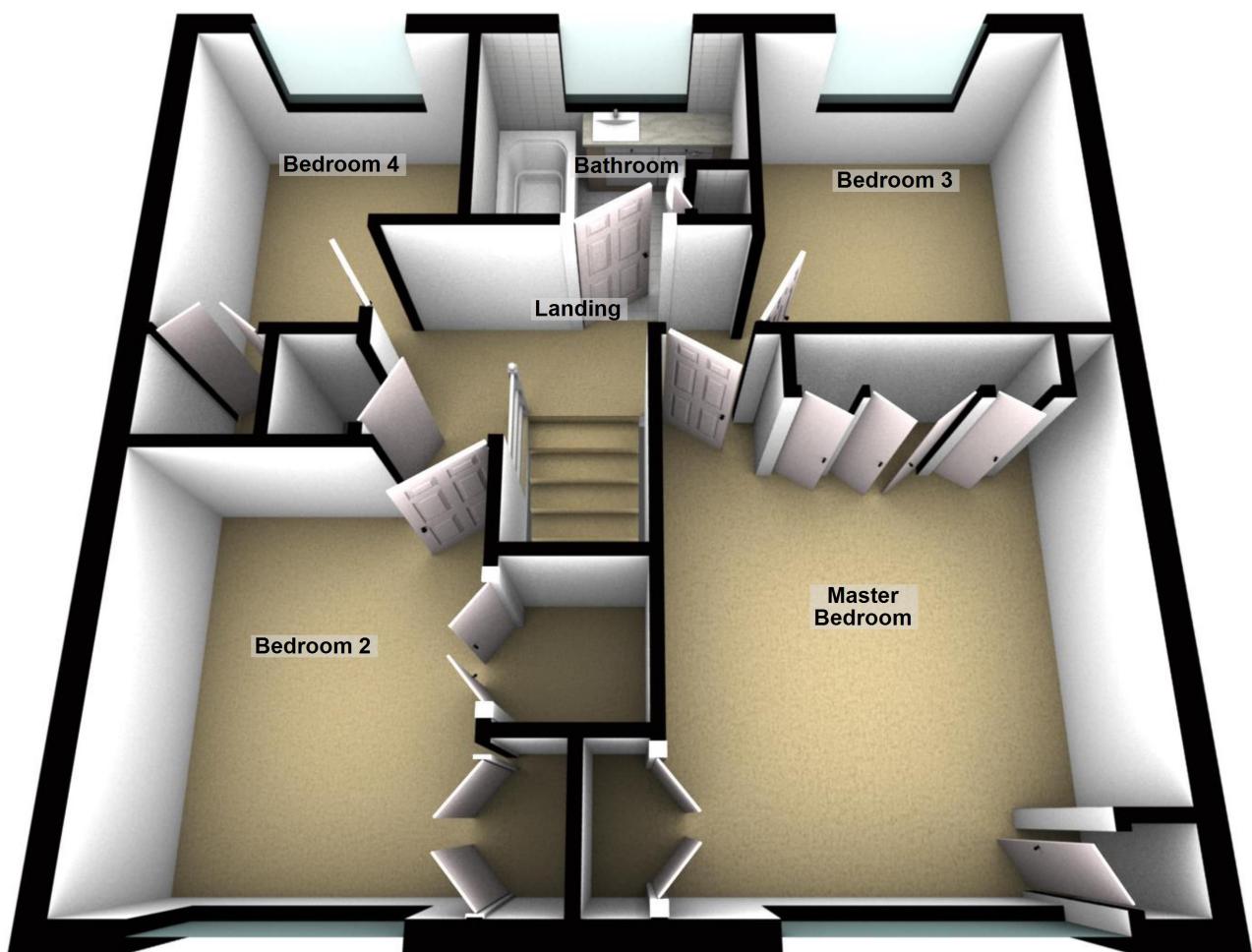
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

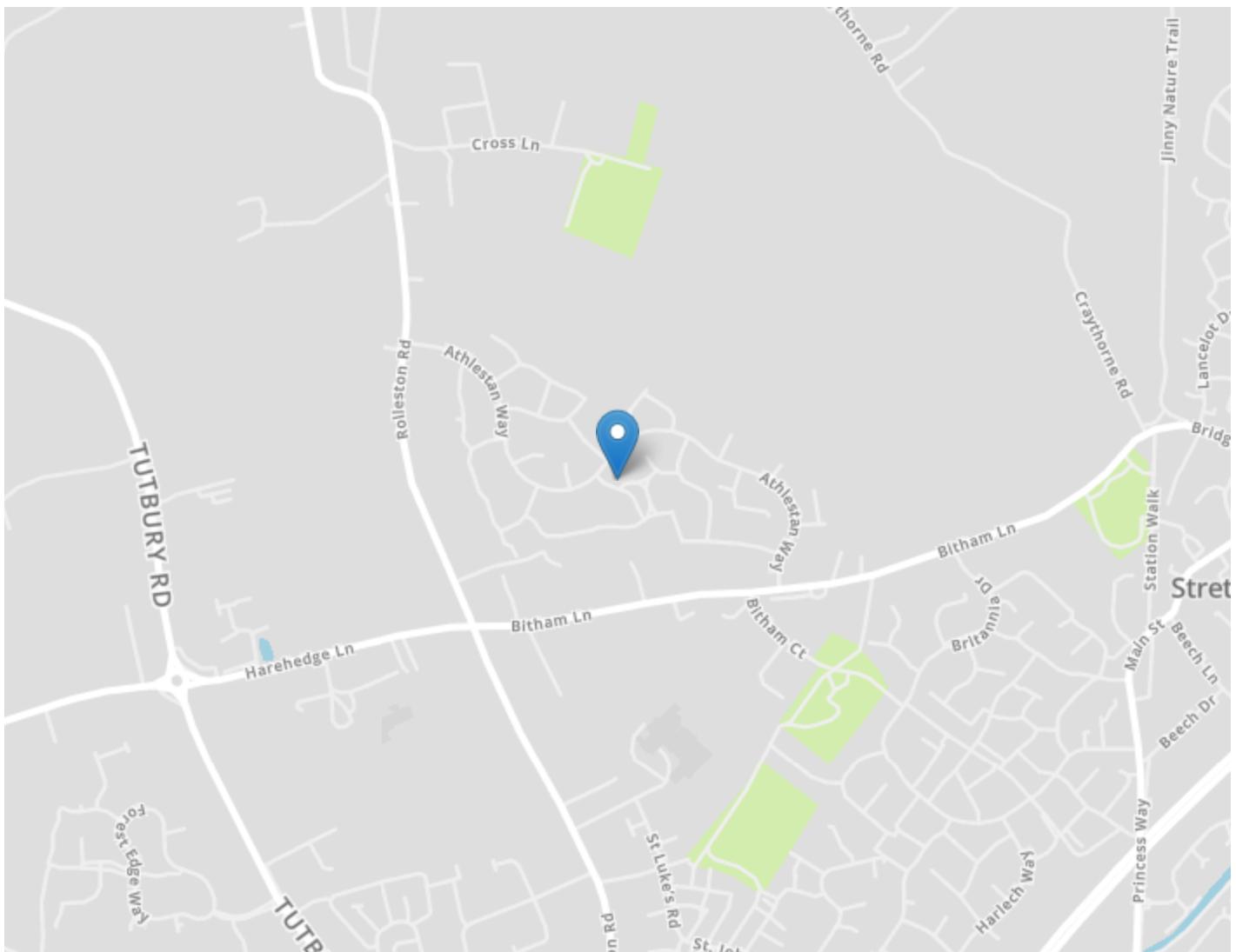


**Ground Floor**



**First 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.