



Crew Partnership

Burton • Estate • Agents



**49 BOSWORTH DRIVE
OUTWOODS
BURTON-ON-TRENT
DE13 0PR**

HEAVILY EXTENDED FAMILY HOME WITH 4 BEDROOMS + 4 RECEPTION ROOMS! Entrance Hall, Lounge, Kitchen/Dining Room, Family Room with tri fold doors opening onto the garden, Study, UTILITY ROOM, CLOAKROOM and two Storage Rooms (formerly Garage). Landing, 4 Bedrooms and a Bathroom. UPVC DG + GCH. Extensive block paved Driveway to the front and a private garden to the rear. VIEWING HIGHLY RECOMMENDED!

£265,000 FREEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

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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

UPVC double glazed frosted windows to front aspect, radiator, laminate flooring, stairs leading to first floor landing, uPVC double glazed door to front, door to Lounge.



Lounge

14' 6" x 11' 6" (4.42m x 3.51m) UPVC double glazed window to front aspect, fireplace, double radiator, laminate flooring, open plan to Kitchen/Dining Room.



Kitchen/Dining Room

17' 8" x 10' 8" (5.38m x 3.25m) Fitted with a matching range of base and eye level units with worktop

space over with a breakfast bar area, 1 and a half stainless steel sink unit with mixer tap. Space for a fridge freezer and range cooker with extractor fan over, built-in dishwasher, UPVC double glazed window to rear aspect, radiator, laminate flooring, doors to Utility Room and under-stairs storage cupboard.



Family Room

10' 9" x 8' 0" (3.28m x 2.44m) Double radiator, laminate flooring, uPVC double glazed tri-fold doors to garden, door to Study.



Study

8' 0" x 5' 5" (2.44m x 1.65m) UPVC double glazed window to rear aspect, double radiator, laminate flooring.



Utility Room

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, plumbing for washing machine, vent for tumble dryer, uPVC double glazed window to rear aspect, vinyl flooring, uPVC double glazed door to Rear Garden, doors to Cloakroom and two Storage Rooms (Former Garage).



Cloakroom

UPVC frosted double glazed window to side aspect, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator, tiled flooring.

First Floor

Landing

Loft hatch, doors to all Bedrooms and Bathroom.



Master Bedroom

16' 1" x 11' 7" (4.90m x 3.53m) Two uPVC double glazed windows to front aspect, two double radiators, double doors to storage cupboard.



Second Bedroom

11' 6" x 11' 0" (3.51m x 3.35m) UPVC double window to rear aspect, radiator, double radiator.



Third Bedroom

12' 8" x 7' 6" (3.86m x 2.29m) UPVC double glazed window to front aspect, double radiator.



Fourth Bedroom

L-shaped 9' 7" x 7' 6" (2.92m x 2.29m) UPVC double glazed window to rear aspect.



Bathroom

Fitted with three piece suite comprising bath with electric shower and glass screen, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear aspect, heated towel rail, tiled flooring.



Outside

Front and Rear Gardens

The front garden is laid to block paving providing parking for many vehicles with gated side access to the Rear Garden.

The rear garden is mainly laid to artificial grass, bordered by block paving. It further benefits from a barbeque area and gravelled seating seating.

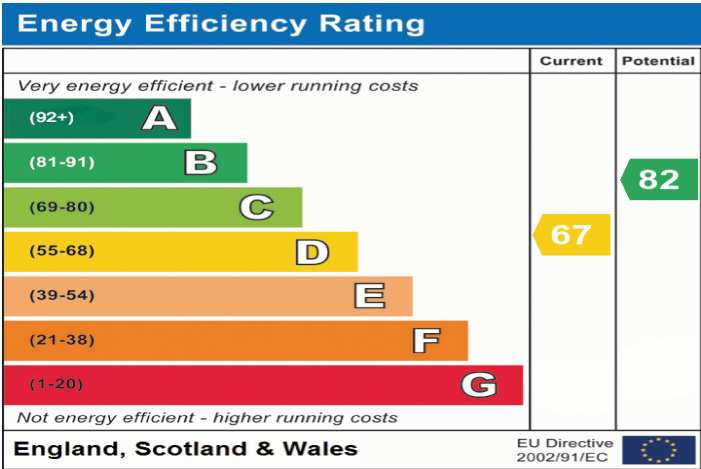


Additional Information

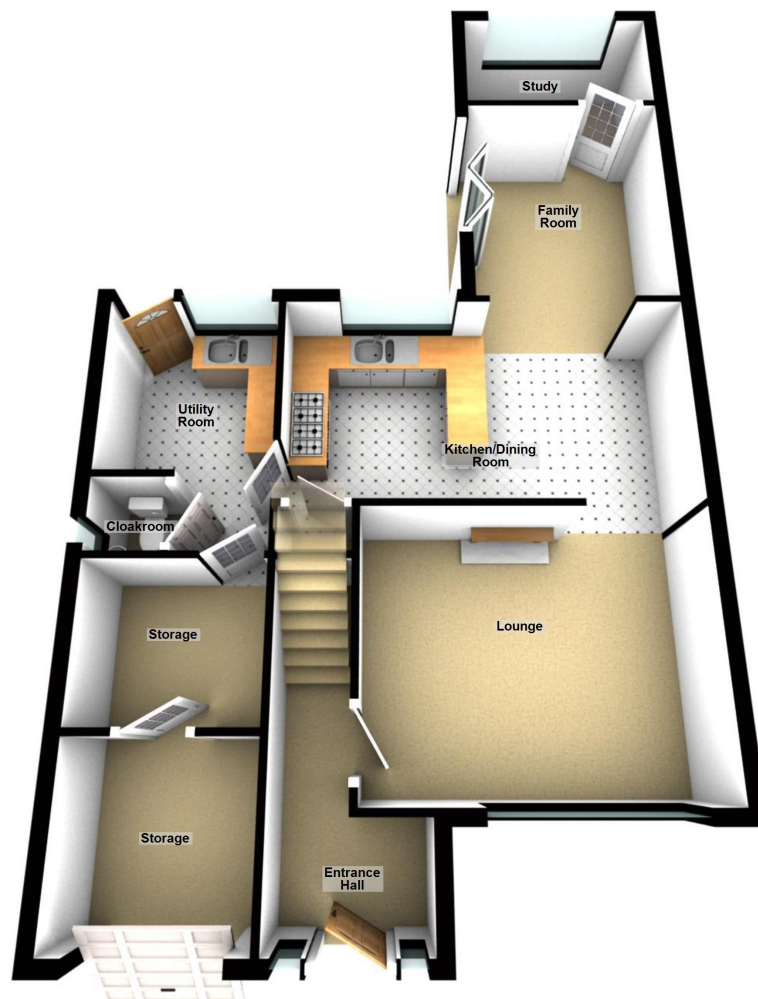
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

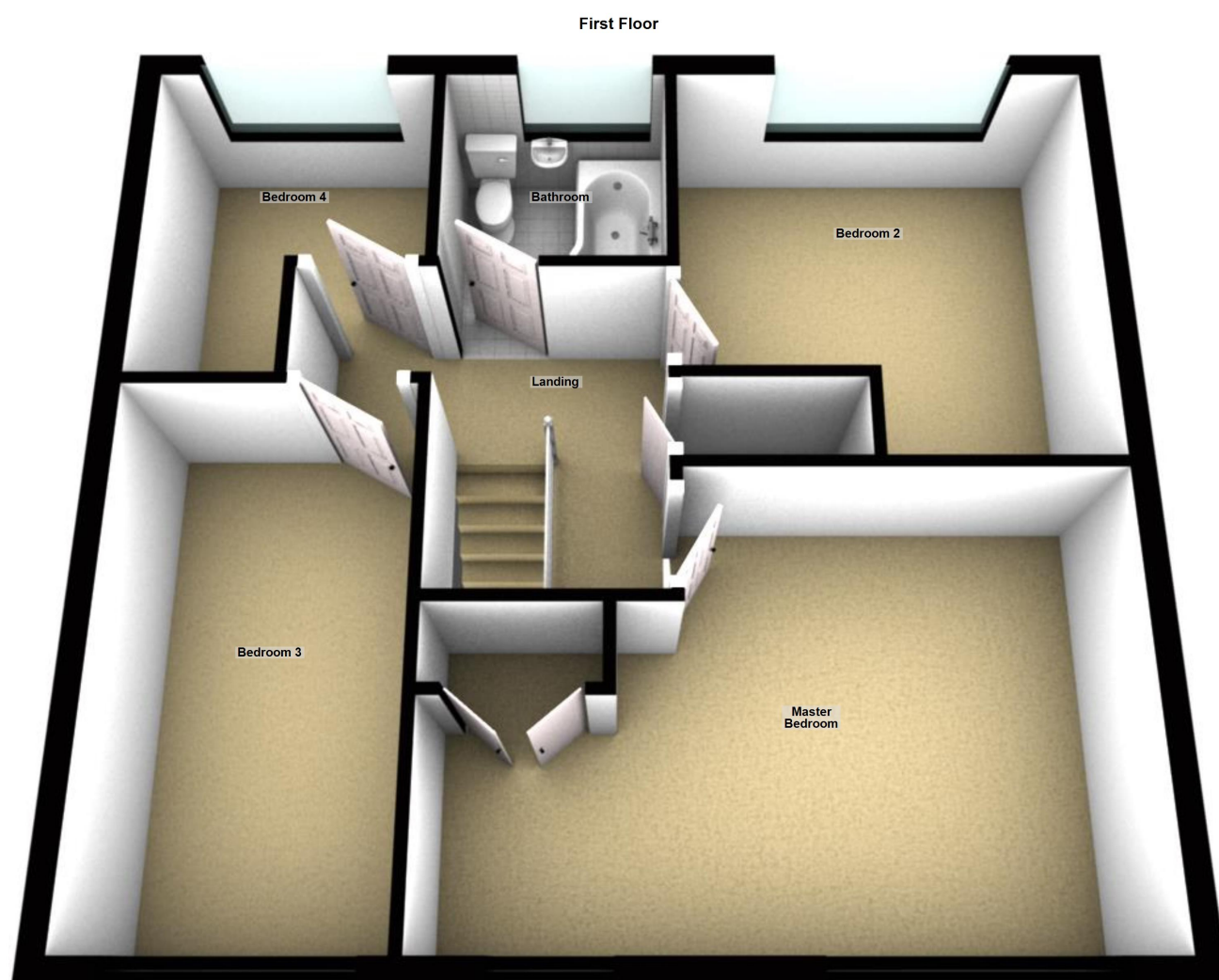
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

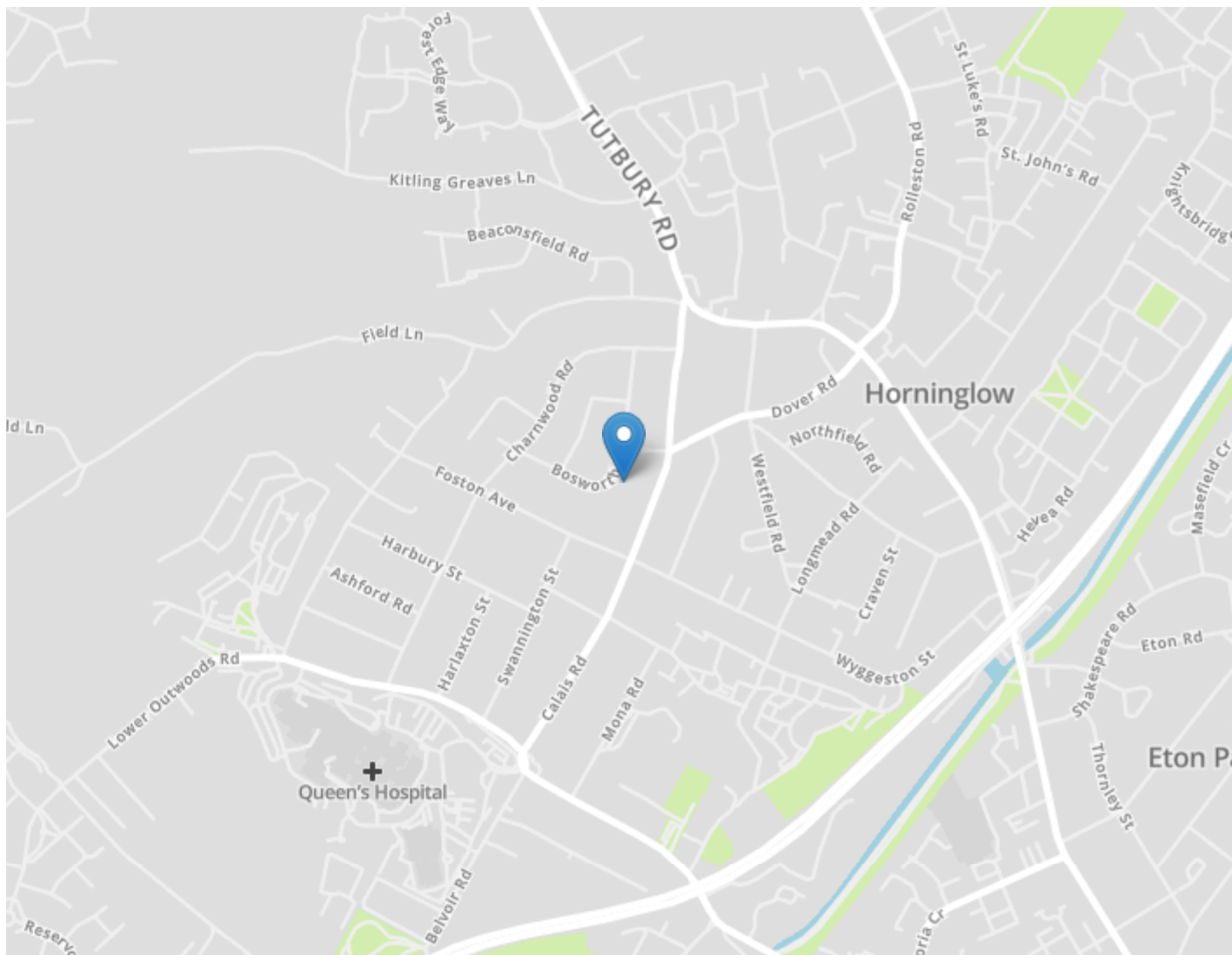
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC



Ground 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.