



# Crew Partnership

Burton • Estate • Agents



**168 WOODLAND ROAD  
STANTON  
BURTON-ON-TRENT  
DE15 9TJ**

HEAVILY EXTENDED AND BEAUTIFULLY REFURBISHED FAMILY HOME WITH VIEWS OVER FIELDS! Entrance Hall (Karndean flooring), Snug, Dining Room, 22ft Lounge, Refitted Kitchen, Refitted Utility Room, REFITTED WET ROOM, 24ft Family Room and a Rear Lobby. GALLERIED LANDING, 20ft Master Bedroom with views over fields and a Refitted En-Suite Bathroom with a roll top bath, 3 Further DOUBLE BEDROOMS and a Refitted Family Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Gated access to Driveway providing ample parking. VIEWING SIMPLY A MUST!

**£500,000 FREEHOLD**

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**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

Composite double glazed door to the front, UPVC frosted double glazed windows to front aspect, double radiator, Karndean flooring, stairs leading to first floor landing, doors to Snug, Dining Room, Lounge, Fitted Kitchen and a storage cupboard.



#### Snug

10' 6" x 9' 5" (3.20m x 2.87m) UPVC double window to front aspect, uPVC frosted double glazed window to side aspect, double radiator.





### Dining Room

12' 9" x 12' 0" (3.89m x 3.66m) UPVC double glazed box window to front aspect, double radiator.



### Lounge

22' 5" x 12' 10" (6.83m x 3.91m) Two full height UPVC double glazed windows to side aspects, two further full height double glazed windows to rear aspect and sliding doors opening out onto the Balcony.



### Kitchen/Dining Room

19' 3" x 10' 0" (5.87m x 3.05m) Refitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit, built-in fridge/freezer and dishwasher, fitted eye level electric fan assisted double oven, built-in induction hob with extractor hood over, built-in microwave, double radiator, karndean flooring, open plan to Rear Lobby, doors to Family Room, Utility Room and Wet Room.





### Family Room

24' 0" x 12' 11" Max (7.32m x 3.94m) Full width UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, double radiator, laminate flooring, uPVC double glazed patio door to garden.



### Utility Room

Refitted with a matching range of base and eye level units with worktop space over, belfast sink with tiled splashbacks, space for washing machine and tumble dryer, uPVC double glazed window to side aspect, karndean flooring, door to Storage cupboard.





### **Wet Room**

Refitted with three piece suite comprising of a walk-in shower enclosure, vanity wash hand basin with mixer tap and tiled surround and low-level WC, uPVC double glazed window to side aspect, heated towel rail.



### **Rear Lobby**

Laminate flooring, uPVC double glazed door to the side.

### **First Floor**

### **Galleried Landing**

Loft hatch, doors to all Bedrooms and Family Bathroom.



### Master Bedroom

20' 6" x 13' 0" (6.25m x 3.96m) UPVC double glazed window to rear aspect with panoramic views of fields, two double radiators, door to En-Suite Shower Room.



### En-Suite Shower Room

Refitted with a three piece suite comprising of a roll top bath, vanity wash hand basin with cupboard and drawers and low-level WC tiled splashbacks, uPVC double glazed window to front aspect, heated towel rail.



### Second Bedroom

12' 11" x 8' 0" (3.94m x 2.44m) UPVC double glazed window to front aspect, double radiator, sliding door to fitted wardrobe wardrobe.





### Third Bedroom

10' 1" x 9' 3" (3.07m x 2.82m) UPVC double glazed window to rear aspect, double radiator.



### Fourth Bedroom

10' 3" x 8' 0" (3.12m x 2.44m) UPVC double glazed window to front aspect, double radiator, door to storage cupboard



### Family Bathroom



Refitted with three piece suite comprising bath with shower over and folding glass screen, his and her vanity wash hand basins with mixer tap and shaver point and low-level WC, tiled surround, uPVC frosted double glazed window to rear aspect, double radiator, tiled flooring.



## Outside

### Front, Side and Rear Gardens

A walled front garden, bordered by a variety of plants and bushes with gated access and a garden path leading to the property.

To the side there is gated access to a tarmacked driveway for several cars with an additional stoned driveway providing even more off street parking.

The rear garden is mainly laid to lawn, bordered with a variety of plants, bushes, trees and hedgerow. It further benefits from a block paved balcony seating area with views over fields.



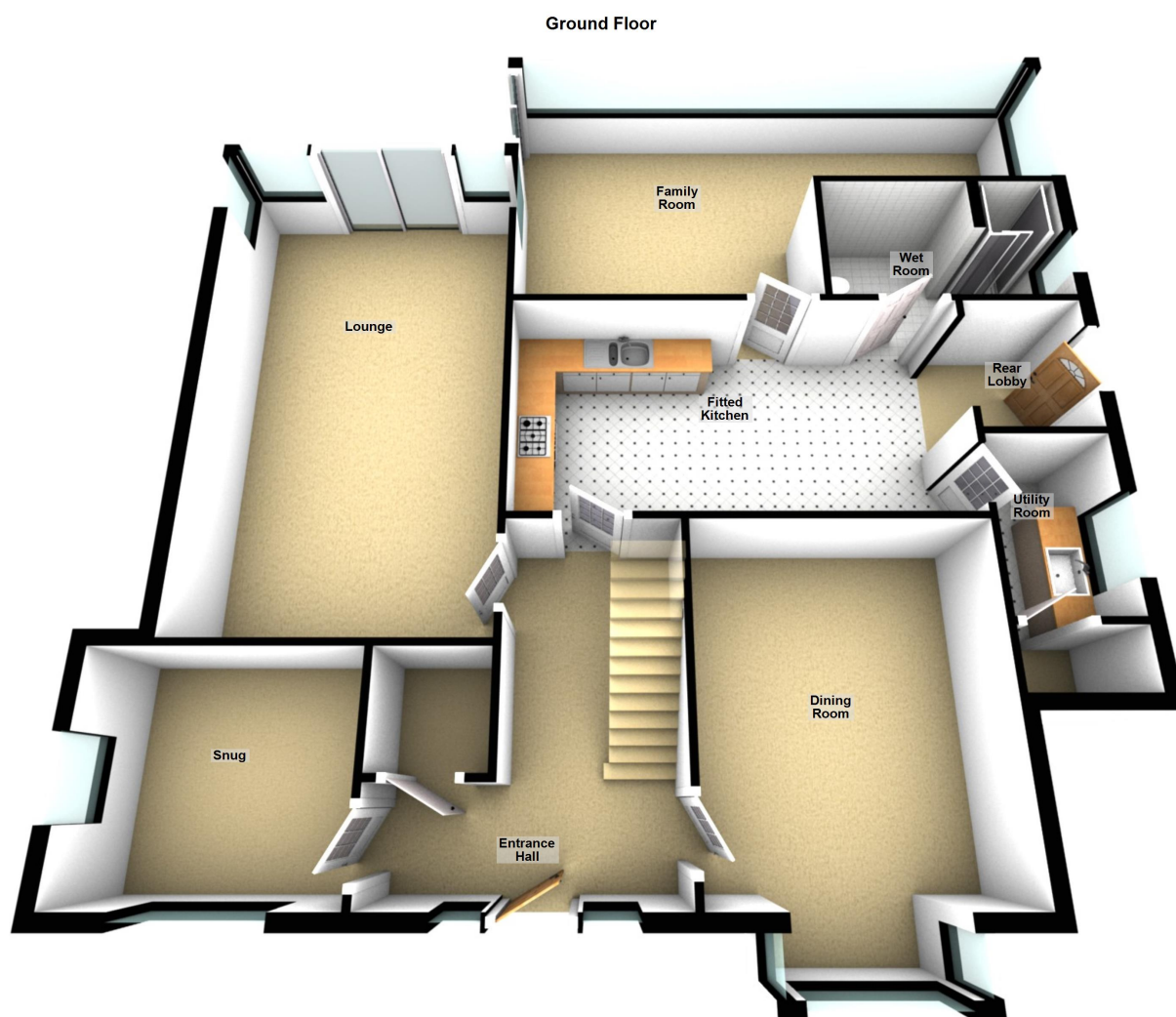
### Additional Information

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

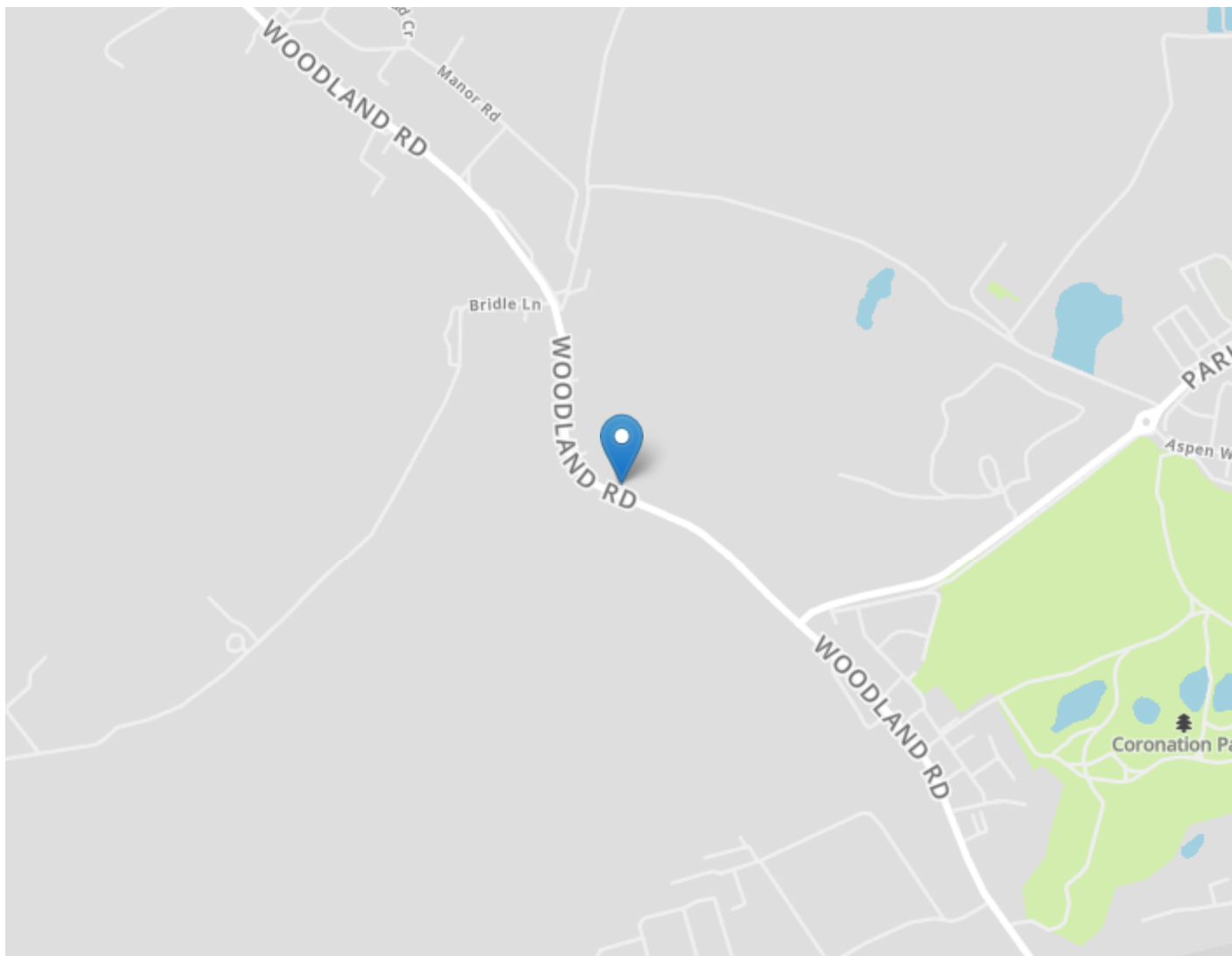




First Floor







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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.