



# Crew Partnership

Burton · Estate · Agents



**1 ACACIA LANE  
BRANSTON  
BURTON-ON-TRENT  
DE14 3FW**

BEAUTIFULLY PRESENTED FAMILY HOME WITH 3 BEDROOMS AND 2 BATHROOMS! Entrance Hall, Kitchen/Breakfast Room, CLOAKROOM, Lounge. Landing, MASTER BEDROOM + EN-SUITE SHOWER ROOM, 2 further Bedrooms and a Family Bathroom. UPVC DG + GCH. Air conditioned throughout. Front and Rear Gardens. Driveway providing off street parking for two vehicles. IN THE HEART OF THE VILLAGE

**£250,000 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 frosted double glazed window to front aspect, radiator, vinyl flooring, stairs leading to first floor landing, composite double glazed door to front, doors to Kitchen/Breakfast Room, Cloakroom, Lounge and an under-stairs storage cupboard.



### **Kitchen/Breakfast Room**

11' 0" x 9' 11" Max (3.35m x 3.02m) 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, integrated dishwasher, plumbing for washing machine, fridge/freezer, oven, extractor fan, boiler, UPVC double glazed window to front aspect, radiator, vinyl flooring.



### **Cloakroom**

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



## Lounge

15' 4" x 10' 9" (4.67m x 3.28m) Two UPVC double glazed windows to rear aspect, double radiator, air conditioning unit, media plate, vinyl flooring, uPVC double glazed french doors to garden.



## First Floor

### Landing

Loft hatch to professionally boarded loft, doors to all Bedrooms and Family Bathroom.

### Master Bedroom

9' 5" x 8' 0" (2.87m x 2.44m) UPVC double glazed window to front aspect, radiator, air conditioning unit, fitted double wardrobe with sliding mirrored doors, door to En-Suite Shower Room.



### En-Suite Shower Room

Fitted with a three piece suite comprising of a shower enclosure with electric shower, pedestal wash hand basin, low level WC, tiled splashbacks, heated towel rail, extractor fan and vinyl flooring. UPVC double glazed frosted window to front aspect.



### Second Bedroom

10' 3" x 8' 10" (3.12m x 2.69m) UPVC double glazed window to rear aspect, radiator.



### Third Bedroom

10' 8" Max x 6' 1" (3.25m x 1.85m) UPVC double glazed window to rear aspect, radiator.



### Family Bathroom

Fitted with three piece suite with comprising, bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, UPVC frosted double glazed window to side aspect, heated towel rail, vinyl flooring.



### Outside

#### Front and Rear Gardens

Tarmacked driveway providing parking for two vehicles, a garden path leads to the property and gated side access. and is bordered by variety of plants, shrubs and bushes.

The private rear garden is mainly laid to lawn, with a paved seating area and hardstanding for a garden shed. Single electric socket and outside tap.

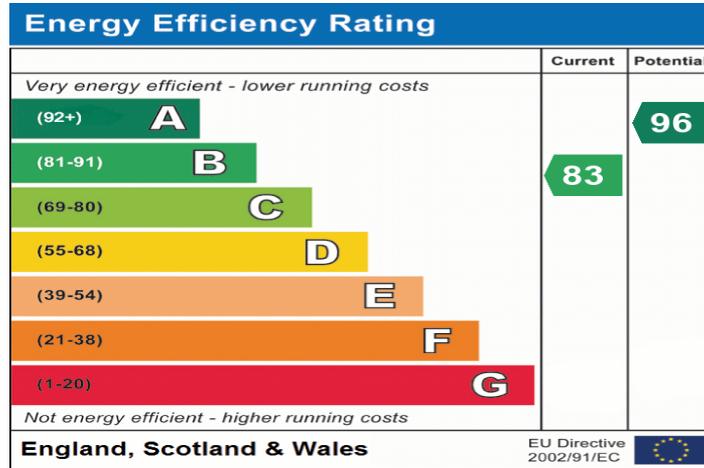


#### Additional Information

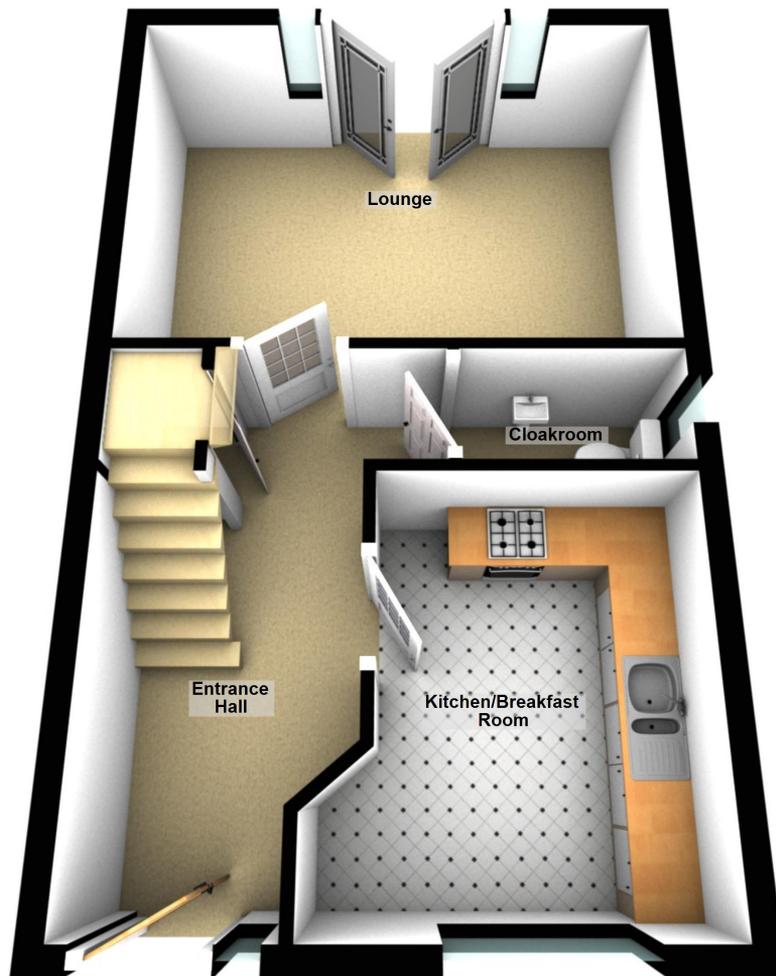
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

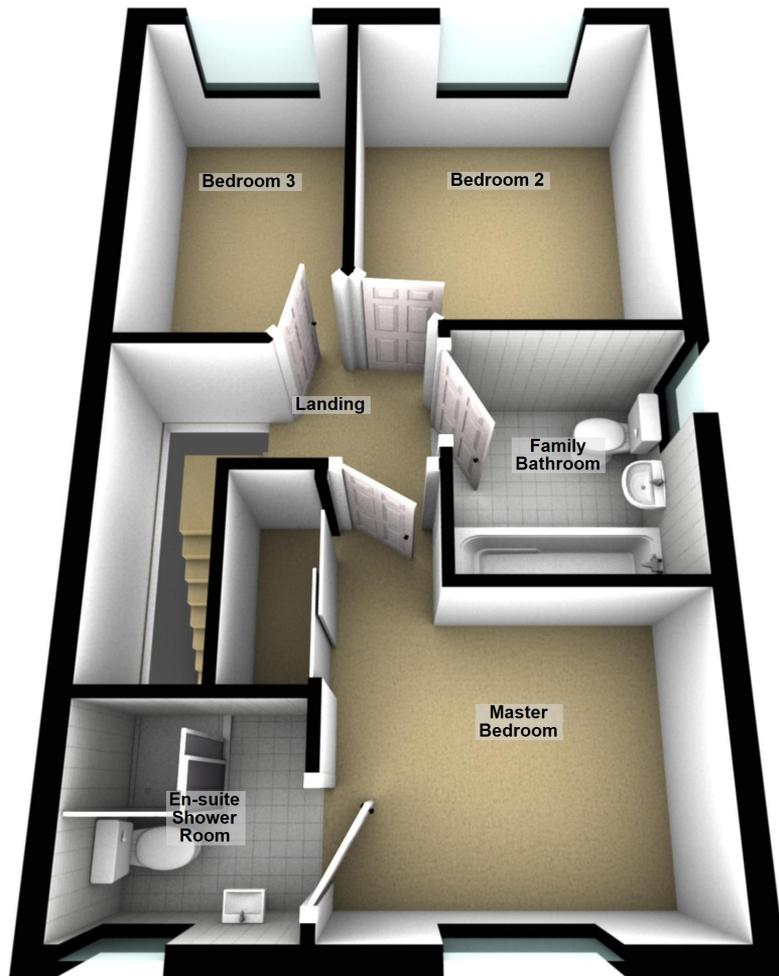
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

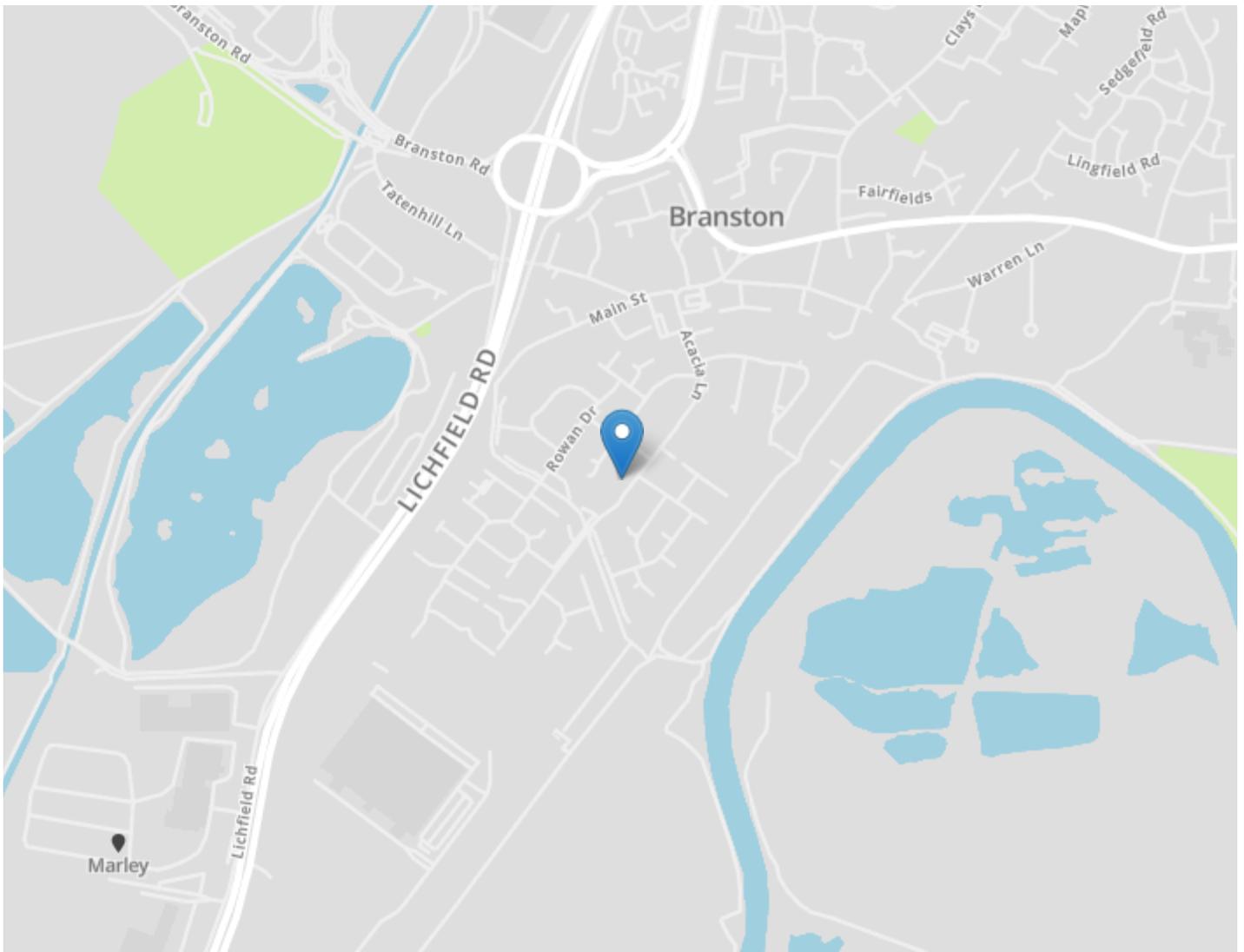


Ground Floor



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.