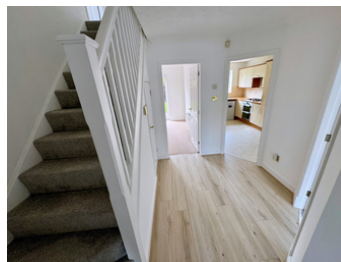




Crew Partnership

Burton • Estate • Agents



**10 HIGGOTT CLOSE
BRANSTON
BURTON-ON-TRENT
DE14 3EB**

DETACHED FAMILY HOME WITH 4 DOUBLE BEDROOMS AND NO UPWARD CHAIN!

Entrance Hall, Cloakroom, Dining Room, Fitted Kitchen + UTILITY ROOM and Lounge.

Landing, MASTER BEDROOM + EN-SUITE, 3 Further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Double width Driveway to Garage.

POPULAR ESTATE

£305,000 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, laminate flooring, coving to ceiling, stairway galleried first floor landing, doors to Cloakroom, Dining Room, Fitted Kitchen and Lounge.



Cloakroom

UPVC opaque double glazed window to front aspect, refitted with two piece suite comprising, wash hand basin, in vanity unit with cupboard under, low-level WC and heated towel rail, tiled surround, ceramic tiled flooring.



Lounge

15' 4" x 11' 6" (4.67m x 3.51m) UPVC double glazed window to rear aspect, coal effect gas fire set in feature surround, double radiator, coving to ceiling, uPVC double glazed patio door to garden.



Dining Room

11' 3" x 8' 9" (3.43m x 2.67m) UPVC double glazed window to front aspect, radiator, coving to ceiling.



Fitted Kitchen

11' 5" x 8' 7" (3.48m x 2.62m) Fitted with a matching range of base and eye level units, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for dishwasher, fitted electric oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear aspect, radiator, open plan to Utility Room.



Utility Room

Fitted base and eye level units, stainless steel sink unit with mixer tap, plumbing for automatic washing machine with wall mounted concealed gas boiler serving heating system and domestic hot water, double glazed opaque door to garden.



First Floor

Landing

Coving to ceiling, loft hatch, doors to all Bedrooms, Family Bathroom and a storage cupboard.

Master Bedroom

Three uPVC double glazed windows to front aspect, fitted with a range of wardrobes, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower and folding glass screen, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, shaver point tiled splashback, ceramic tiled flooring.



Second Bedroom

11' 5" x 8' 7" (3.48m x 2.62m) UPVC double glazed window to front aspect, radiator, laminate flooring.



Third Bedroom

9' 7" x 8' 2" (2.92m x 2.49m) UPVC double glazed window to rear aspect, fitted with a range of wardrobes, radiator, laminate flooring.



Fourth Bedroom

9' 0" x 8' 8" (2.74m x 2.64m) UPVC double glazed window to rear aspect, radiator, laminate flooring.



Family Bathroom

Fitted with three piece suite comprising panelled bath with power shower over, pedestal wash hand basin and low-level, heated towel rail, extractor fan, shaver point, uPVC double glazed window to rear aspect, ceramic tiled flooring.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs and trees, mainly laid to lawn gravel area, gated side access, driveway to the front car parking space for two cars. Sun patio seating area, outside cold water tap.

GARAGE. With power and light connected, up and over door.



Additional Information

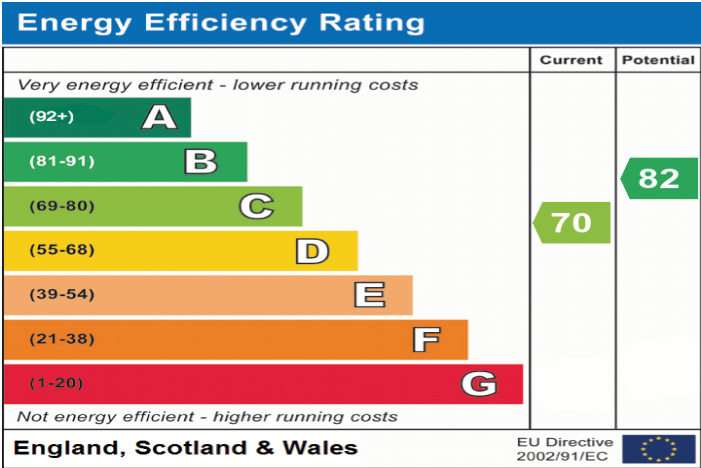
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 C

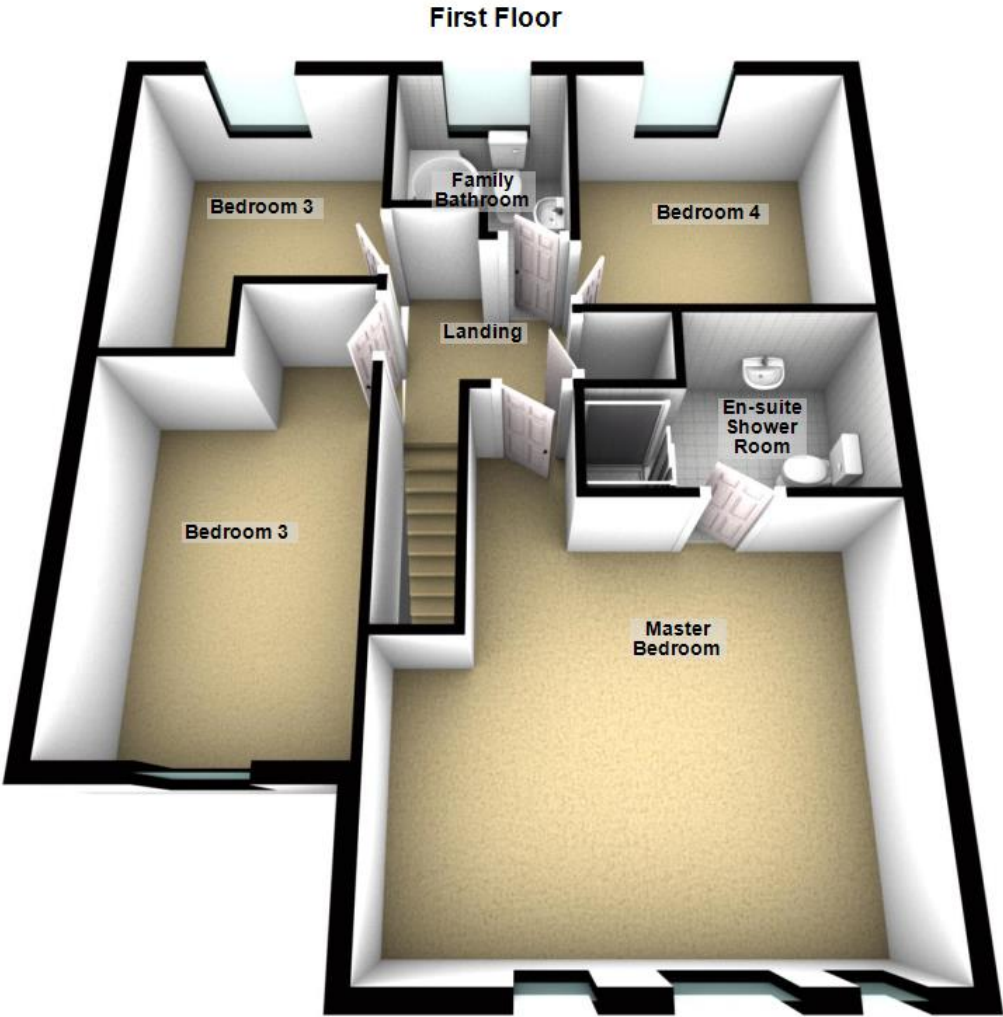
EICR from May 2021

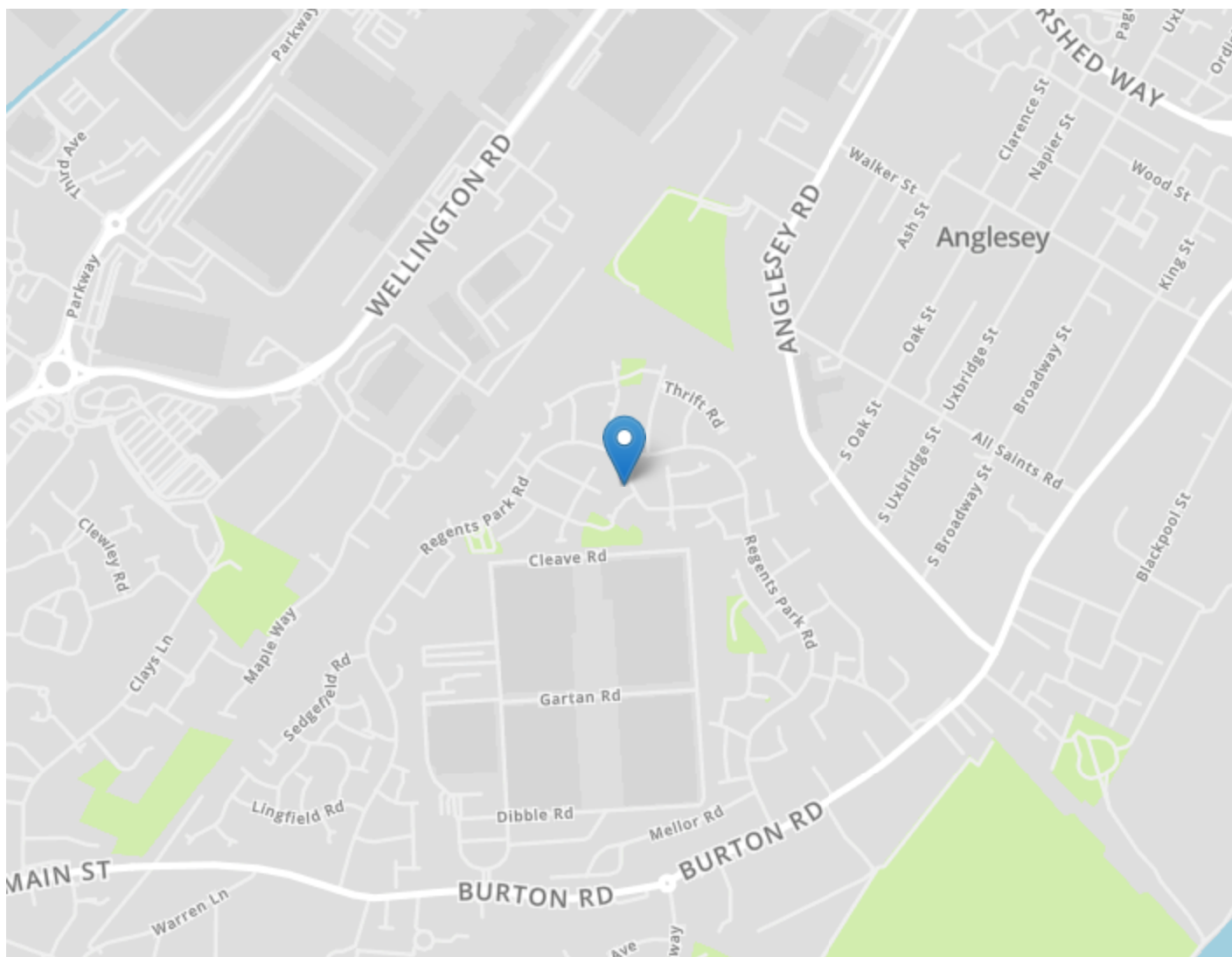
Worcester Bosch boiler guarantee valid until June 2033.





For use by Crew Partnership only
Plan produced using PlanUp.





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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.