



Crew Partnership

Burton • Estate • Agents



**213 NEWTON ROAD
BURTON-ON-TRENT
DE15 0TU**

EXTENDED DETACHED FAMILY HOME WITH 4 DOUBLE BEDROOMS + 4 RECEPTIONS + VIEWS OVER THE RIVER! Entrance Hall, Inner Hallway, Snug, Dining Room, Lounge, Kitchen/Dining Room, Family Room, UTILITY ROOM, CLOAKROOM AND A CELLAR. Galleried Landing, MASTER BEDROOM (With stunning views) + EN-SUITE, 3 Further Double Bedrooms and a Large Family Bathroom. DG + GCH upstairs. Extensive Driveway leading to Large Garage with additional storage/workshop area. Extensive gardens to front, side and rear and benefitting from an elevated position offers stunning views over the Washlands and river! NO UPWARD CHAIN

£495,000 FREEHOLD

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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

Hardwood single glazed window to Snug, hardwood stained single glazed door to front, door to Entrance Hall.

Inner Hallway

Single glazed window to Snug, doors to Snug, Dining Room, Lounge, Kitchen/Dining Room and stairs leading up to first floor landing and down to the Cellar.



Snug

10' 0" x 8' 7" (3.05m x 2.62m) UPVC double glazed sash window to side aspect.



Dining Room

14' 2" x 13' 1" (4.32m x 3.99m) UPVC double glazed sash window to front aspect, open fireplace, uPVC double doors to side aspect.



Lounge

16' 4" x 14' 3" (4.98m x 4.34m) UPVC double glazed sash window to rear aspect, UPVC double glazed bay window with UPVC double glazed patio doors to side aspect with stunning views over the river, dual fuel room heater within surround.



Kitchen/Dining Room

17' 5" x 10' 2" (5.31m x 3.10m) Fitted with a matching range of base and eye level units with worktop space over with a steel sunk unit with mixer tap. An exposed brick chimney breast housing a range cooker. Space for fridge freezer, plumbing for dishwasher. Skylight to side aspect and a wooden double glazed window to side aspect also, doors to Family Room and Utility Room.



Family Room

13' 7" x 13' 1" (4.14m x 3.99m) Hardwood double glazed windows to both side aspects, double glazed patio door to Rear Garden, door to storage cupboard with its own wash hand basin, vinyl flooring.



Utility Room

Fitted with matching base units and worktop space over with a stainless steel sink unit. Space and plumbing for both a washing machine and tumble drier. Open plan to Inner Hallway, door to Cloakroom, Hardwood double glazed door to the side, Hardwood double glazed window to front aspect, vinyl flooring.



Cloakroom

Fitted with a matching two piece suite comprising of a wash hand basin and low-level WC, tiled splashbacks, vinyl flooring and a hardwood double glazed window to front aspect.



First Floor

Galleried Landing

Split level landing. Doors to all Bedrooms and Family Bathroom. Skylight to side aspect.



Master Bedroom

13' 0" x 10' 0" (3.96m x 3.05m) UPVC double glazed bay window side aspect with stunning views over the river, radiator, fitted triple wardrobes, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with four piece suite comprising shower enclosure, vanity wash hand basin, bidet and low-level WC tiled splashback, UPVC double glazed sash window to rear aspect,, towel radiator.



Second Bedroom

13' 0" x 14' 0" (3.96m x 4.27m) UPVC double glazed sash window to side aspect, double radiator.



Third Bedroom

12' 9" x 10' 0" (3.89m x 3.05m) UPVC double glazed sash windows to front and side aspects, radiator.



Fourth Bedroom

10' 6" x 8' 0" (3.20m x 2.44m) Hardwood double glazed window to front aspect, skylight to rear aspect, radiator, wash hand basin.



Family Bathroom

Fitted with five piece suite comprising bath, pedestal wash hand basin, shower enclosure, bidet and low-level WC, UPVC double glazed sash window to side aspect, double radiator, Two storage cupboards, one of which houses the hot water tank.



Outside

Front, Side and Rear Gardens

A sloped driveway leads to the elevated house position offering stunning views over the river. The driveway provides ample parking for a several cars and leads to a large brick built garage with an additional brick built workshop/storage area also. The front and rear gardens are mainly laid to lawn with a paved patio area. To the side there is an elevated garden path leading to a top garden area surrounded by trees and housing a garden shed.



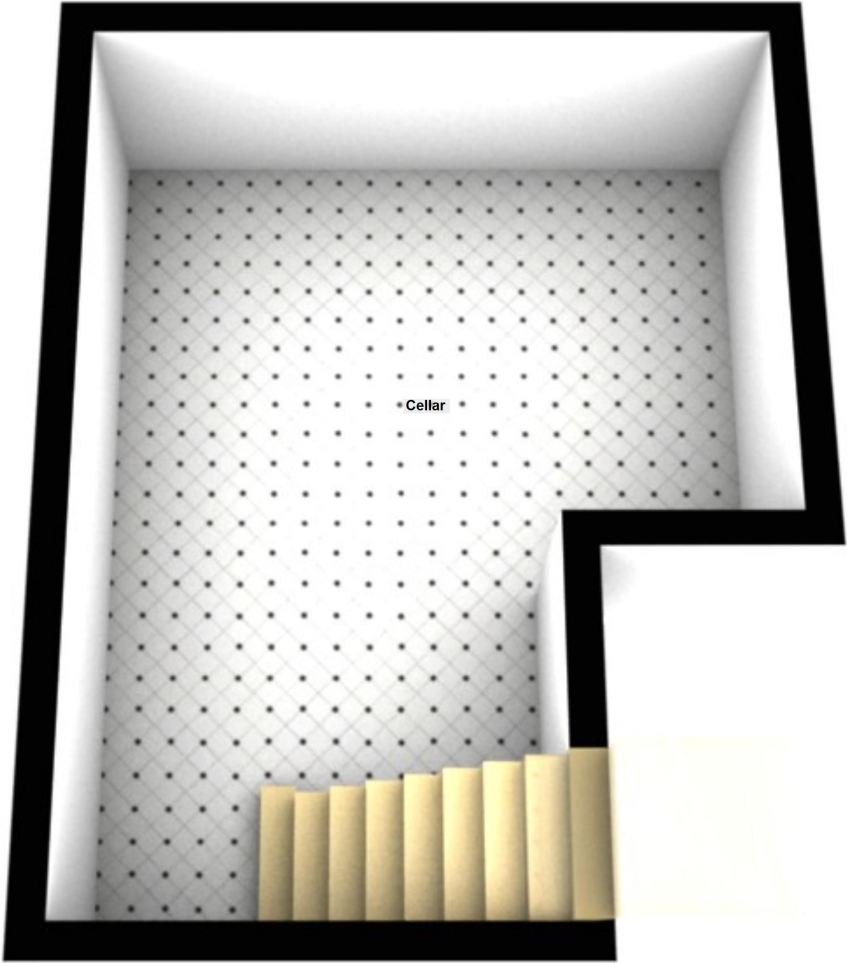
Additional Information

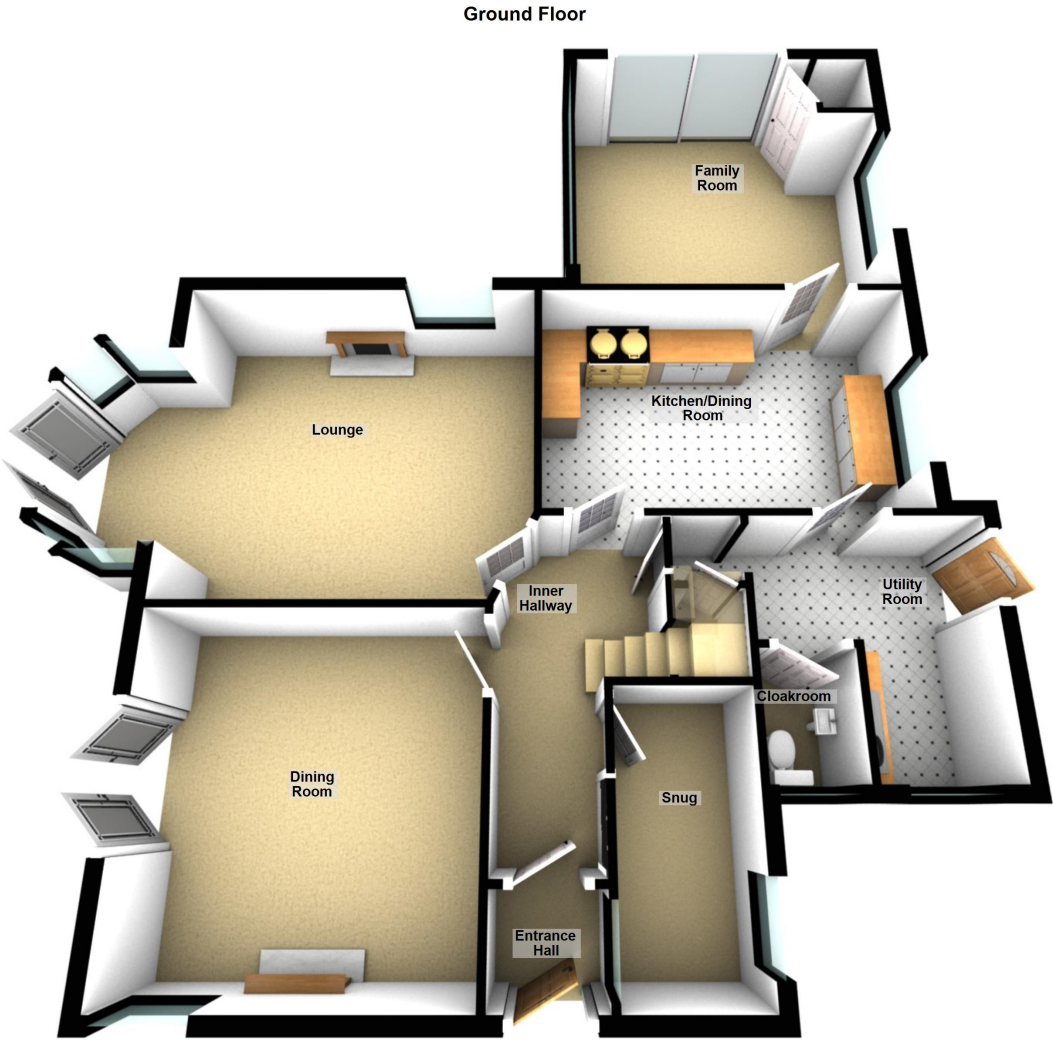
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

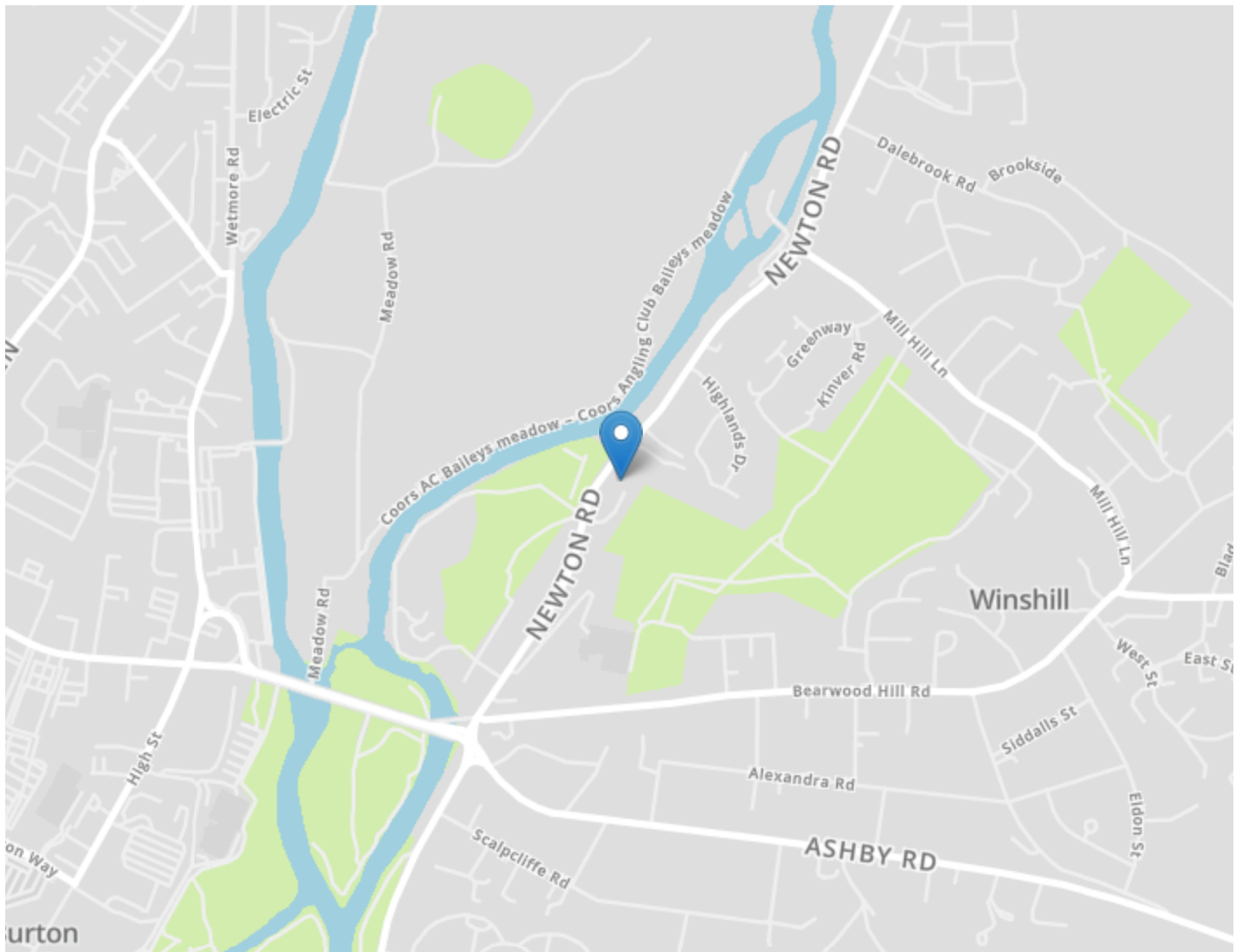
Basement





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.