



Crew Partnership

Burton · Estate · Agents



**64 OAK CLOSE
CASTLE GRESLEY
SWADLINCOTE
DE11 9RU**

EXECUTIVE DETACHED FAMILY HOME WITH 4 DOUBLE BEDROOMS AND NO UPWARD CHAIN! Porch, Entrance Hall, CLOAKROOM, Dining Room, Kitchen/Dining Room, 16FT LOUNGE with bay window. Landing, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 3 further Double Bedrooms all with fitted wardrobes and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Double width driveway leading to Garage. VILLAGE LOCATION

£275,000 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 door to front, radiator, doors to Cloakroom, Dining Room, Lounge, Kitchen/Dining Room and an under-stairs storage cupboard, stairs leading to first floor landing.



Cloakroom

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



Dining Room

9' 0" x 9' 0" (2.74m x 2.74m) UPVC double glazed window to front aspect, radiator.



Lounge

16' 7" x 11' 8" (5.05m x 3.56m) UPVC double glazed window to rear aspect, uPVC double glazed bay window to rear aspect, uPVC double glazed window to side aspect, two double radiators.



Kitchen/Dining Room

13' 6" x 9' 0" (4.11m x 2.74m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge and freezer, electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to rear aspect, uPVC double glazed window to side aspect, radiator, uPVC double double door to rear garden.



First Floor

Landing

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



Master Bedroom

13' 0" x 11' 0" (3.96m x 3.35m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe.



En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure with folding glass screen, pedestal wash hand basin and low-level WC tiled splashback, uPVC double glazed window to front aspect, radiator.



Second Bedroom

11' 5" x 9' 0" (3.48m x 2.74m) UPVC double glazed window to front aspect, fitted double wardrobe.



Third Bedroom

9' 9" x 9' 0" (2.97m x 2.74m) UPVC double glazed window to rear aspect, radiator, fitted double wardrobe.



Fourth Bedroom

L-Shaped 9' 0" x 8' 7" (2.74m x 2.62m) UPVC double glazed window to rear aspect, radiator, fitted double wardrobe.



Family Bathroom

Fitted with three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC opaque double glazed window to rear aspect, radiator.



Outside

Front and Rear Gardens

Front garden mainly laid to lawn. Double width tarmacked driveway leading to Garage. Gate to the side allowing access to the rear. Steps leading up to the front door.

Rear garden mainly laid to lawn with paved seating area.




Additional Information

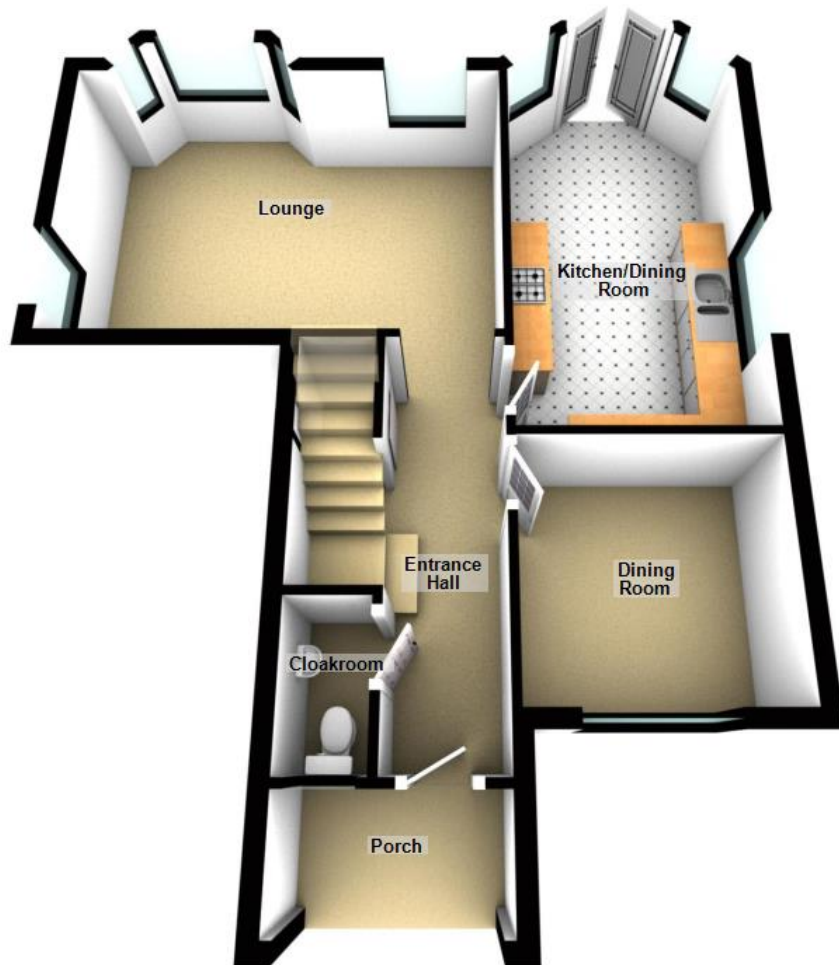
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

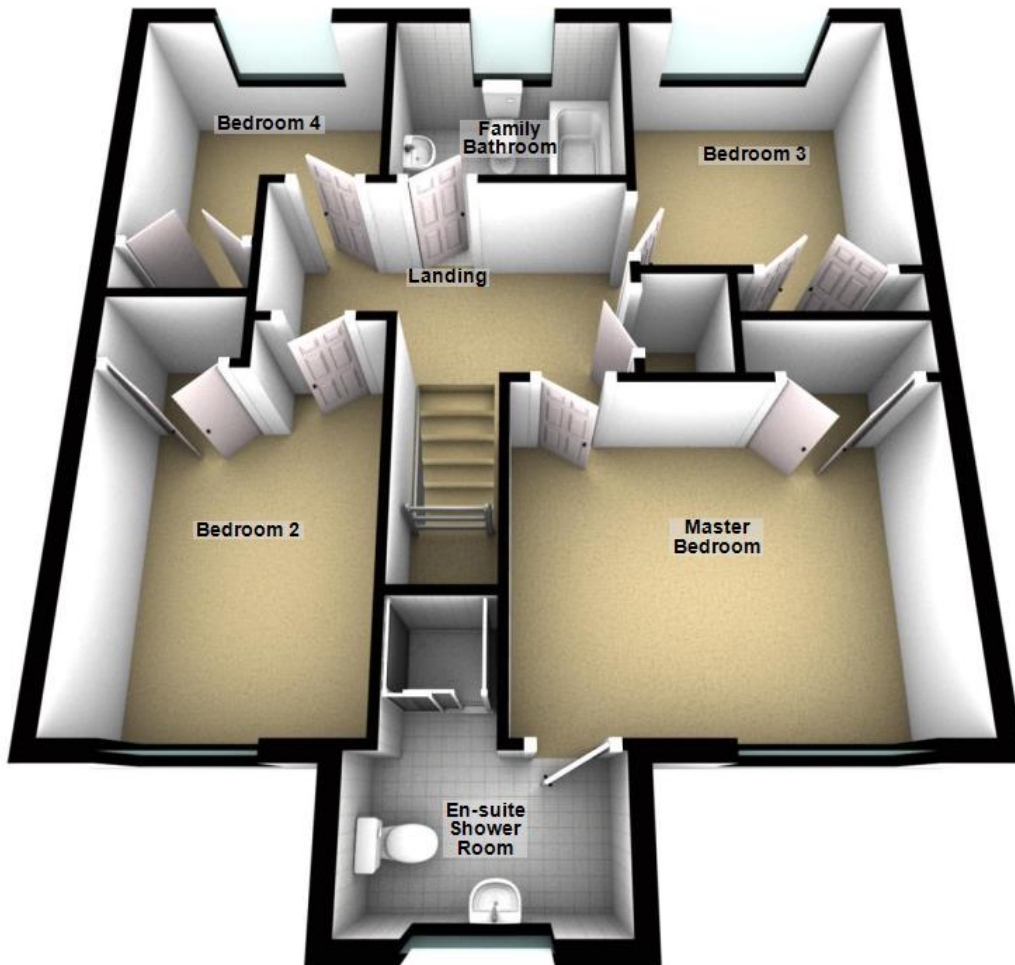
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

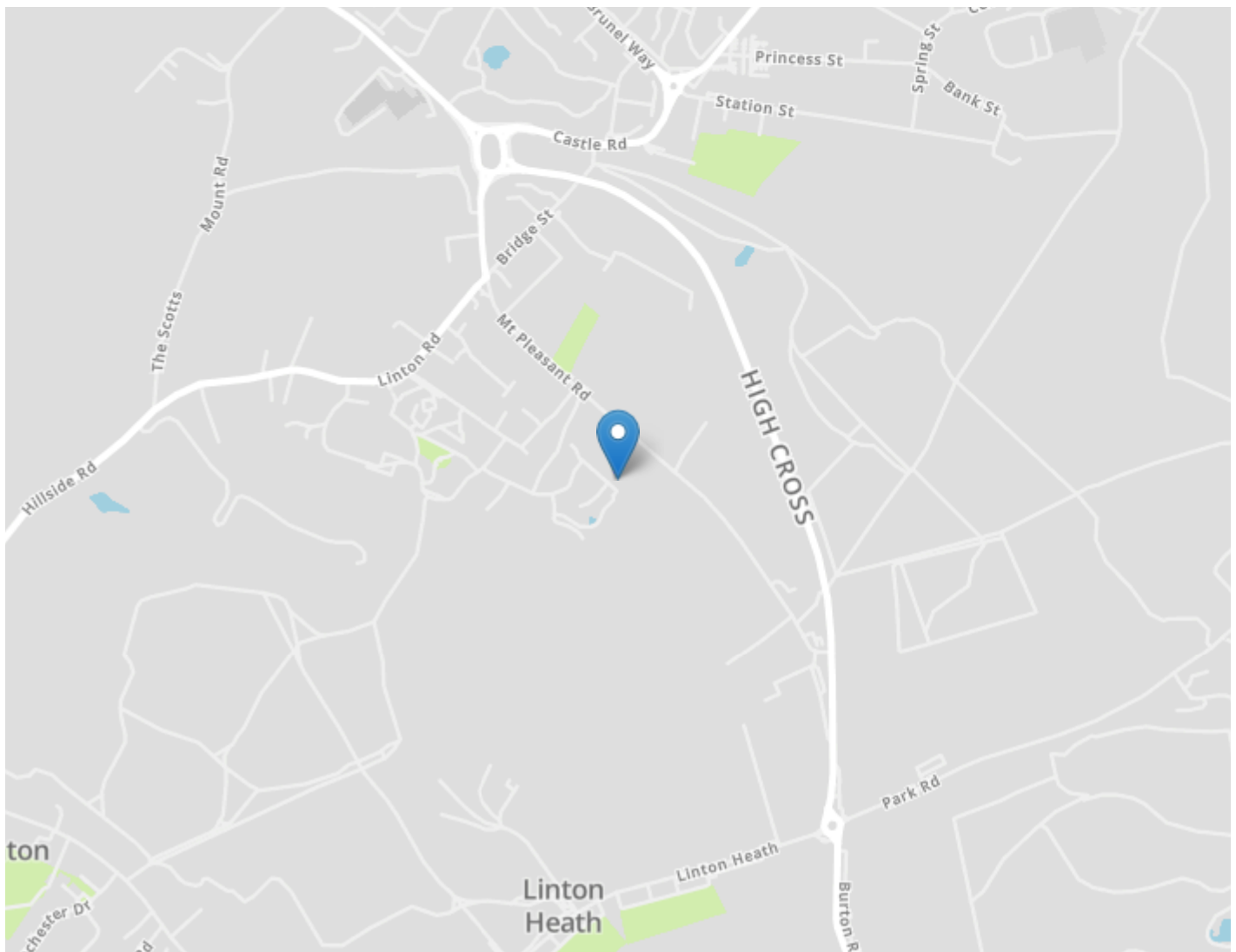
Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.

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.