



Crew Partnership

Burton · Estate · Agents



**26 DENTON ROAD
BURTON-ON-TRENT
DE13 0QA**

DETACHED BUNGALOW WITH 3 BEDROOMS + 2 BATHROOMS + CONSERVATORY AND VIEWS OVER THE TOWN! Entrance Hall, 2 Bedrooms, Shower Room, Lounge, L-SHAPED KITCHEN/DINING ROOM, Conservatory, Third Bedroom with En-Suite Bathroom. UPVC DG + GCH. Front, Side (SOUTH FACING) and Rear Gardens. Driveway to Side leading to a Double Garage. 3KW SOLAR PANELS. QUIET CUL-DE-SAC LOCATION!

£360,000 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 opaque double glazed window to front aspect, hard oak wood flooring, radiator, coving to ceiling, loft hatch to Attic (with lighting and fitted with two defined walkways for easy access), uPVC double glazed opaque door to front, doors to Lounge, Kitchen/Dining Room, two Bedrooms and a Shower Room.



Lounge

18' 7" x 11' 8" (5.66m x 3.56m) UPVC double glazed bay window to front aspect, coal effect gas fire set in feature surround, two radiators, coving to ceiling, hard oak wood flooring, plantation shutters, uPVC double glazed french double doors to garden.



Master Bedroom

12' 0" x 10' 8" (3.66m x 3.25m) UPVC double glazed window to rear aspect, plantation shutters, fitted wardrobe(s), radiator, hard oak wood flooring, coving to ceiling, door to Shower Room.



Second Bedroom

10' 0" x 7' 9" (3.05m x 2.36m) UPVC double glazed window to front aspect, plantation shutters, fitted wardrobe(s), radiator, hard oak wood flooring, coving to ceiling.



Shower Room

Fitted with four piece suite comprising tiled shower enclosure with fitted power shower and folding screen, wash hand basin vanity unit with cupboards under, bidet, low-level WC and heated towel rail, extractor fan, uPVC opaque double glazed window to side aspect with plantation shutters.



Kitchen/Dining Room

L-Shaped 17' 5" x 16' 9" (5.31m x 5.11m) Fitted with a matching range of base and eye level units with worktop space over and large island unit. 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, integrated dishwasher, space for range cooker, extractor hood, large Hotpoint fridge and freezer uPVC double glazed window to side aspect, uPVC double glazed window to side aspect with panoramic views of Burton-on-Trent, radiator, tiled flooring, door to Conservatory.



Conservatory

21' 0" x 7' 8" (6.40m x 2.34m) Half brick construction with uPVC double glazed windows, vent windows and polycarbonate roof, radiator, uPVC double glazed french double doors to garden, uPVC double glazed patio doors to garden.



Third Bedroom

9' 4" x 8' 5" (2.84m x 2.57m) Radiator, tiled flooring, coving to ceiling, door to En-Suite Bathroom.



En-Suite Bathroom

Fitted with three piece suite comprising panelled bath with power shower over and folding glass screen, wash hand basin in vanity unit with cupboard under and low-level WC, tiled surround, heated towel rail, uPVC opaque double glazed window to side aspect with plantation shutters.



Outside

Front, Side and Rear Gardens

Established front, side and rear gardens with a variety of shrubs and trees, overlooking, block paved driveway to the side leading to garage, outside cold water tap, gated side access. Sun patio seating area.

GARAGE. With wall mounted gas combination boiler serving heating system and domestic hot water, remote-controlled electric up and over door.



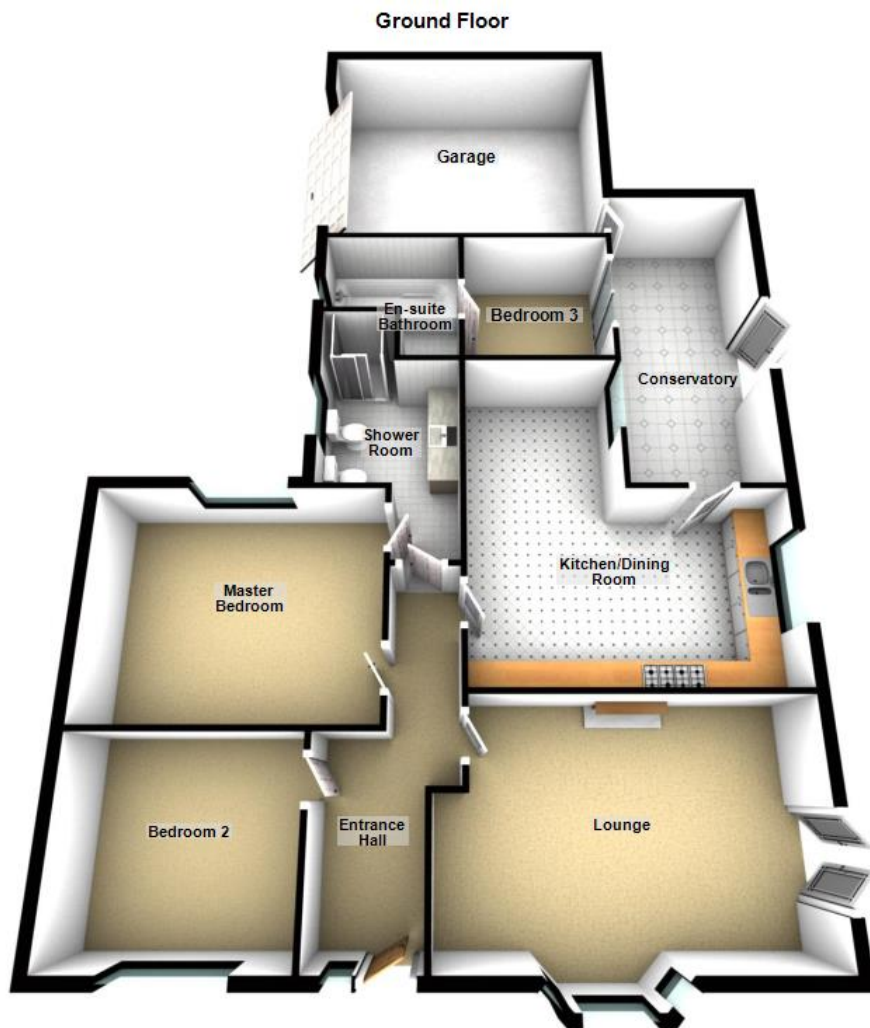
Additional Information

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

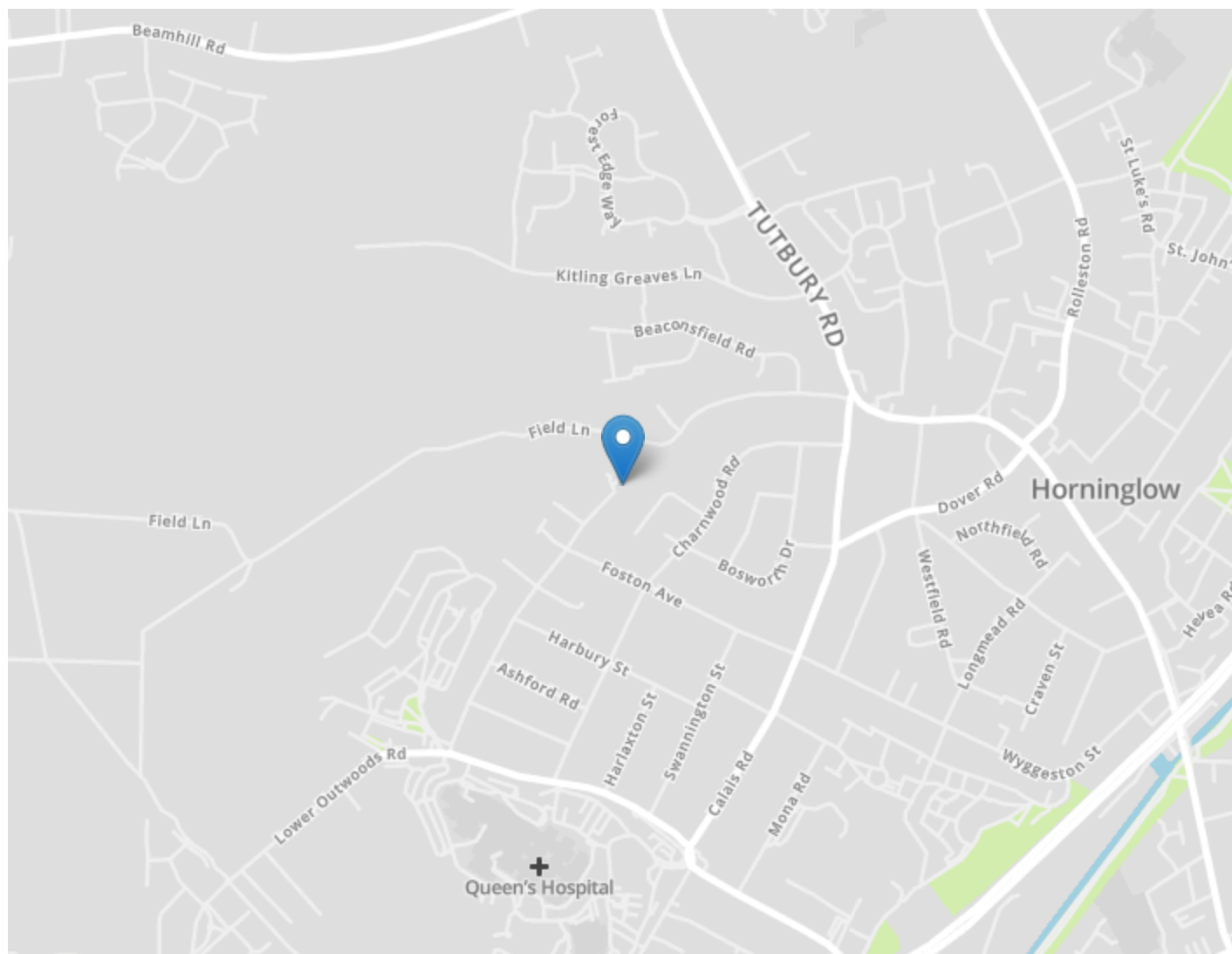
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

The property further benefits from an Invictus Nacos approved burglar alarm system as well as an Invictus 6 camera CCTV system. Both systems have internet connectivity.



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.