



# Crew Partnership

Burton • Estate • Agents



**6 AINTREE CLOSE  
BRANSTON  
BURTON-ON-TRENT  
DE14 3BH**

EXTENDED DETACHED FAMILY HOME WITH A REFITTED KITCHEN/DINING ROOM! Entrance Hall, Cloakroom, Lounge, Refitted Kitchen/Dining Room, 13FT FAMILY ROOM/POSSIBLE FOURTH BEDROOM (Converted Garage). Landing, 3 BEDROOMS and a Bathroom. UPVC DG + GCH. Front and Rear Gardens. POPULAR CUL-DE-SAC LOCATION

**OFFERS OVER £259,950 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 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

Radiator, ceramic tiled flooring, stairway galleried first floor landing, uPVC double glazed opaque door to front, doors to Cloakroom and Lounge.



### Cloakroom

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





## Lounge

14' 5" x 11' 9" (4.39m x 3.58m) UPVC double glazed bay window to front aspect, open fireplace with feature surround, two radiators, karndean flooring, coving to ceiling, open plan archway to Kitchen/Dining Room.



## Kitchen/Dining Room

23' 3" x 9' 9" (7.09m x 2.97m) Refitted base and eye level cupboards with worktops, matching breakfast bar, sink unit with mixer tap, plumbing for automatic washing machine, space for range with extractor hood over, two uPVC double glazed windows to rear aspect, double radiator, karndean flooring, coving to ceiling, uPVC double glazed french double doors to garden, door to Family Room.



### Family Room

13' 3" x 7' 3" (4.04m x 2.21m) UPVC double glazed window to front aspect, radiator with wall mounted concealed gas combination boiler serving heating system and domestic hot water, loft hatch.



### First Floor

#### Landing



Loft hatch with a pull down ladder leading to a partially board loft space, doors to all Bedrooms, Bathroom and a storage cupboard.



### Master Bedroom

12' 9" x 9' 4" (3.89m x 2.84m) Two uPVC double glazed windows to front aspect, double wardrobe(s) with full-length mirrored sliding doors.



### Second Bedroom

9' 2" x 9' 0" (2.79m x 2.74m) UPVC double glazed window to rear aspect, radiator.



### Third Bedroom

9' 2" x 6' 0" (2.79m x 1.83m) UPVC double glazed window to rear aspect, radiator.





### Bathroom

Fitted with three piece suite comprising jacuzzi bath with electric shower over, wash hand basin vanity unit with cupboards under and tiled surround and low-level WC, heated towel rail, extractor fan.



### Outside

#### Front and Rear Gardens

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



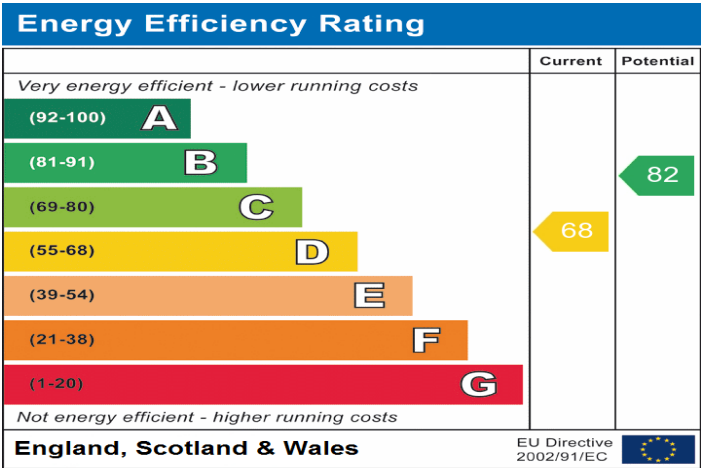
#### Additional Information

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

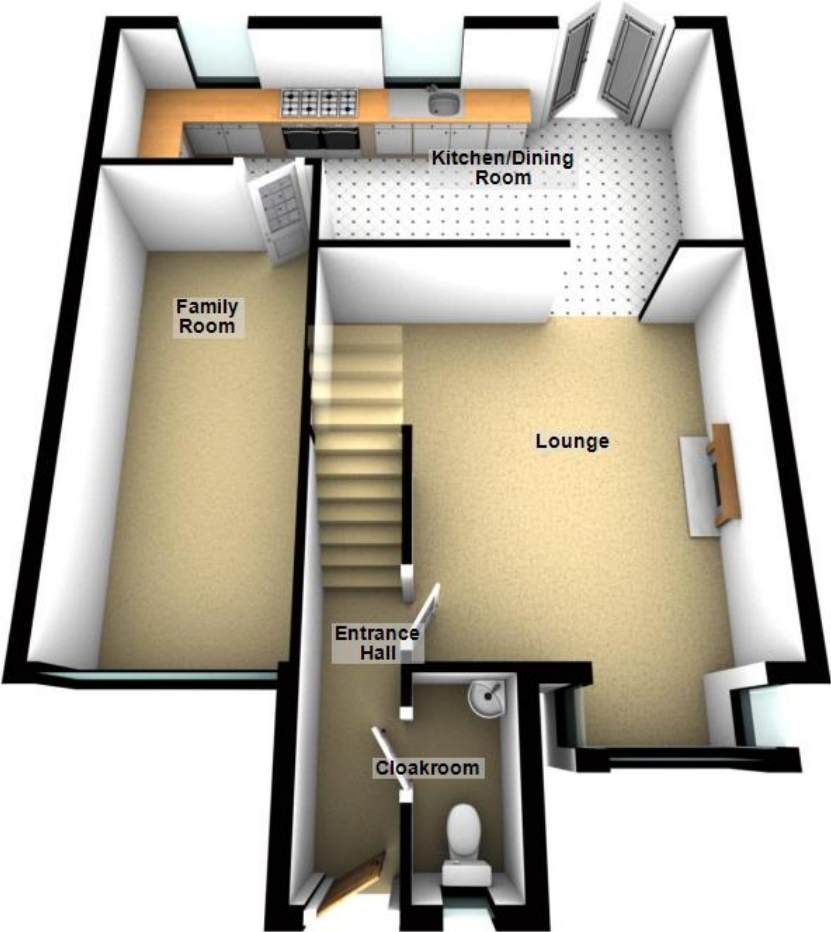
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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





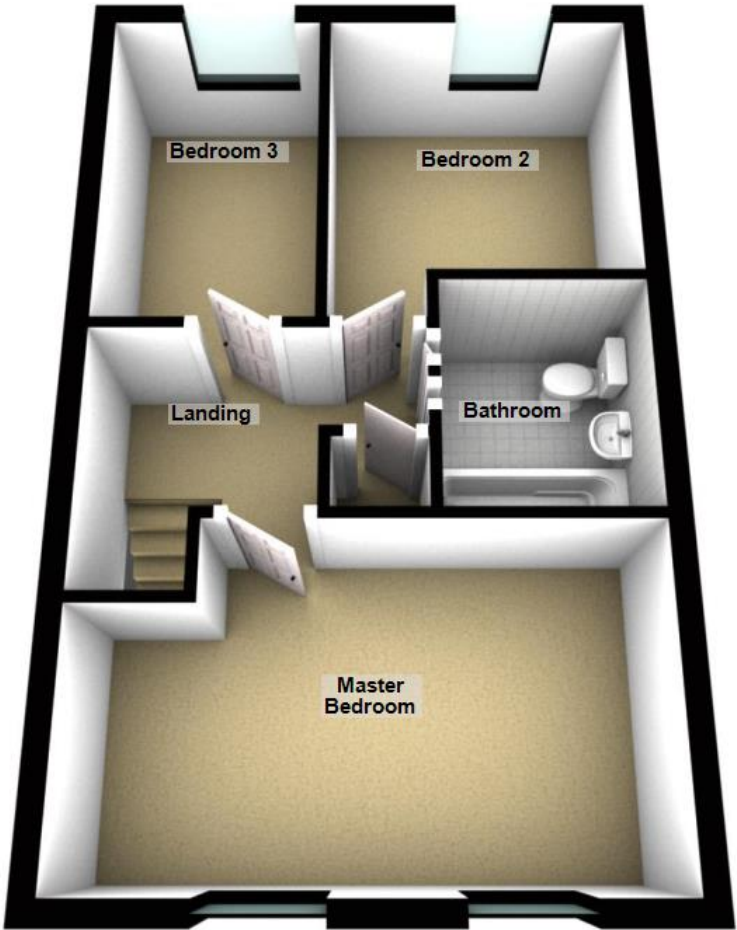
Ground Floor

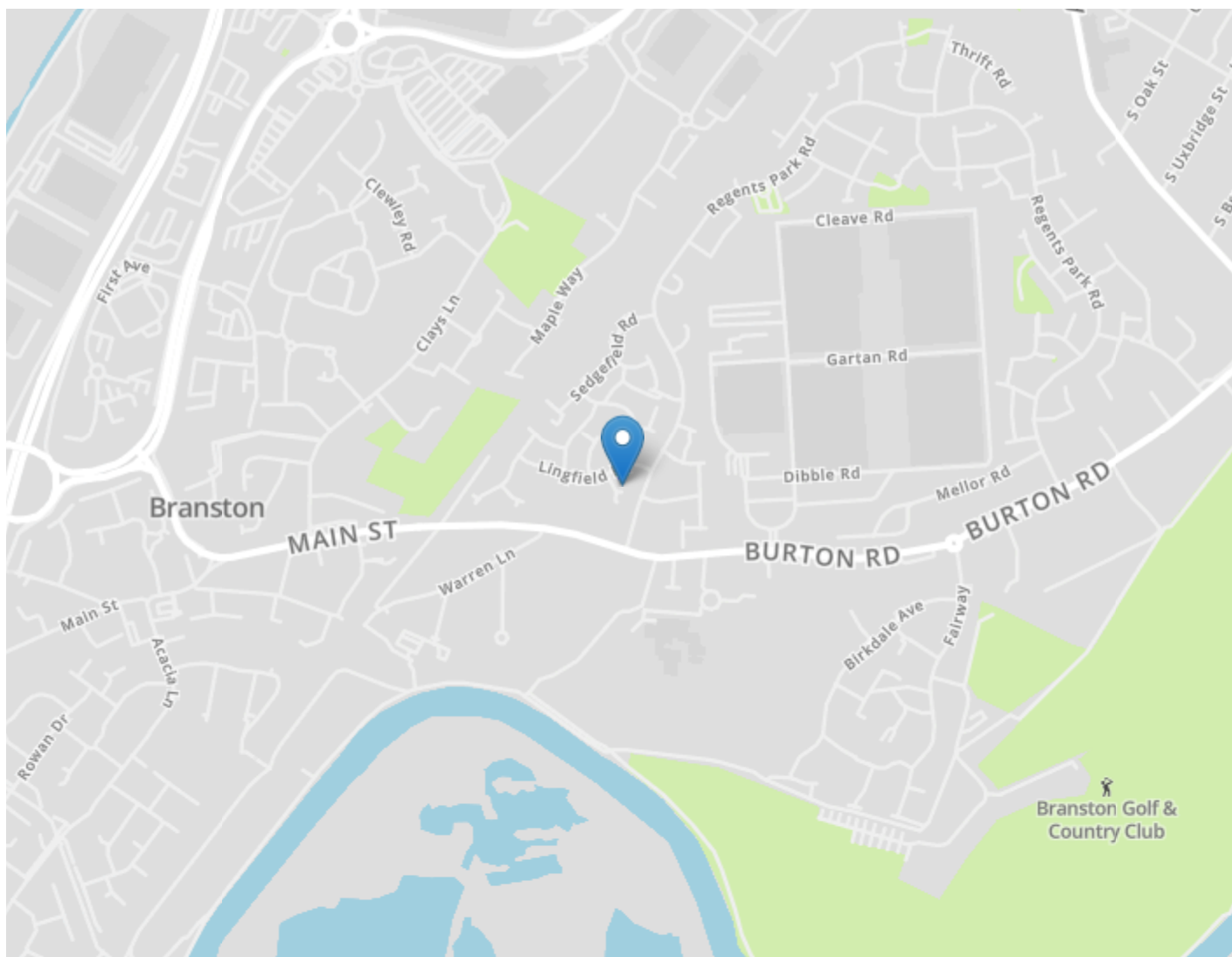


For use by Crew Partnership only  
Plan produced using PlanUp.



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.