



Crew Partnership

Burton • Estate • Agents



**1 MOOR FURLONG
STRETTON
BURTON-ON-TRENT
DE13 0PD**

A REFITTED, EXECUTIVE DETACHED FAMILY HOME ON A CORNER PLOT! Entrance Hall, Refitted Cloakroom, Lounge, UTILITY ROOM, Store Room, Refitted Kitchen open plan to Dining Room and a LARGE CONSERVATORY. Landing, MASTER BEDROOM + REFITTED EN-SUITE, 3 Further Double Bedrooms and a Refitted Family Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Driveway to the front providing off street parking for up to 4 cars. VIEWING A MUST

£350,000 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

Two uPVC opaque double glazed windows to front aspect, radiator, stairs leading to first floor landing, uPVC double glazed opaque door to front, doors to Lounge, Cloakroom, Utility Room and Fitted Kitchen.

Lounge

15' 0" x 11' 3" (4.57m x 3.43m) UPVC double glazed bay window to front aspect, two radiators.

Cloakroom

Refitted with three piece suite comprising, wash hand basin in vanity unit with cupboard under and tiled splashback, low-level WC and heated towel rail, extractor fan.

Utility Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, door to Store Room.



Store Room

UPVC double glazed window to front aspect, radiator.



Fitted Kitchen

14' 1" x 9' 8" (4.29m x 2.95m) Refitted with a matching range of base and eye level cupboards with worktop space over, matching breakfast bar, wine rack, 1+1/2 bowl sink unit with mixer tap with tiled splashbacks, wine cooler, integrated dishwasher, space for fridge/freezer and range, extractor hood, two uPVC double glazed windows to rear aspect, radiator, open plan to Dining Room



Dining Room

10' 1" x 9' 8" (3.07m x 2.95m) Radiator, open plan to Conservatory.

Conservatory

16' 5" x 11' 5" (5.00m x 3.48m) Half brick construction with uPVC double glazed windows and ceiling fan, radiator, uPVC double glazed door to side, uPVC double glazed french double doors to garden.

First Floor

Landing

Loft hatch, doors to all Bedrooms and a Family Bathroom.

Master Bedroom

13' 1" x 11' 8" (3.99m x 3.56m) Two uPVC double glazed windows to front aspect, fitted with a range of wardrobes, radiator, door to En-Suite Shower Room.

En-Suite Shower Room

Refitted with three piece suite comprising double shower enclosure with fitted power shower and glass screen, wash hand basin in vanity unit with cupboard under, low-level WC and heated towel rail, extractor fan, uPVC opaque double glazed window to side aspect.



Second Bedroom

11' 7" x 10' 0" (3.53m x 3.05m) Two uPVC double glazed windows to front aspect, radiator.

Third Bedroom

13' 3" x 9' 7" (4.04m x 2.92m) UPVC double glazed window to rear aspect, uPVC opaque double glazed window to side aspect, fitted bedroom suite wardrobe(s) with overhead storage, dressing table, radiator.



Fourth Bedroom

9' 5" x 8' 0" (2.87m x 2.44m) UPVC double glazed window to rear aspect, radiator.

Family Bathroom

Refitted with four piece suite comprising panelled bath, wash hand basin in vanity unit with cupboard under, double shower enclosure with fitted power shower and glass screen and low-level WC, heated towel rail, extractor fan, uPVC opaque double glazed window to rear aspect.



Outside

Front, Side and Rear Gardens

Established front and rear gardens, backing onto woodland, driveway to the front car parking space four cars, mainly laid to lawn, access to side. Sun patio seating area.

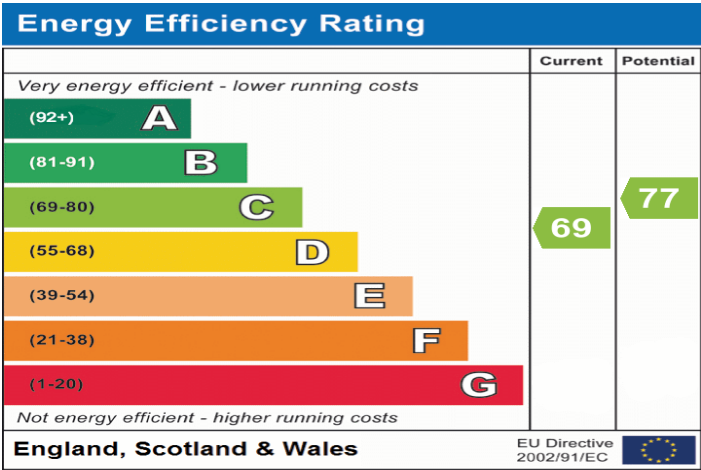


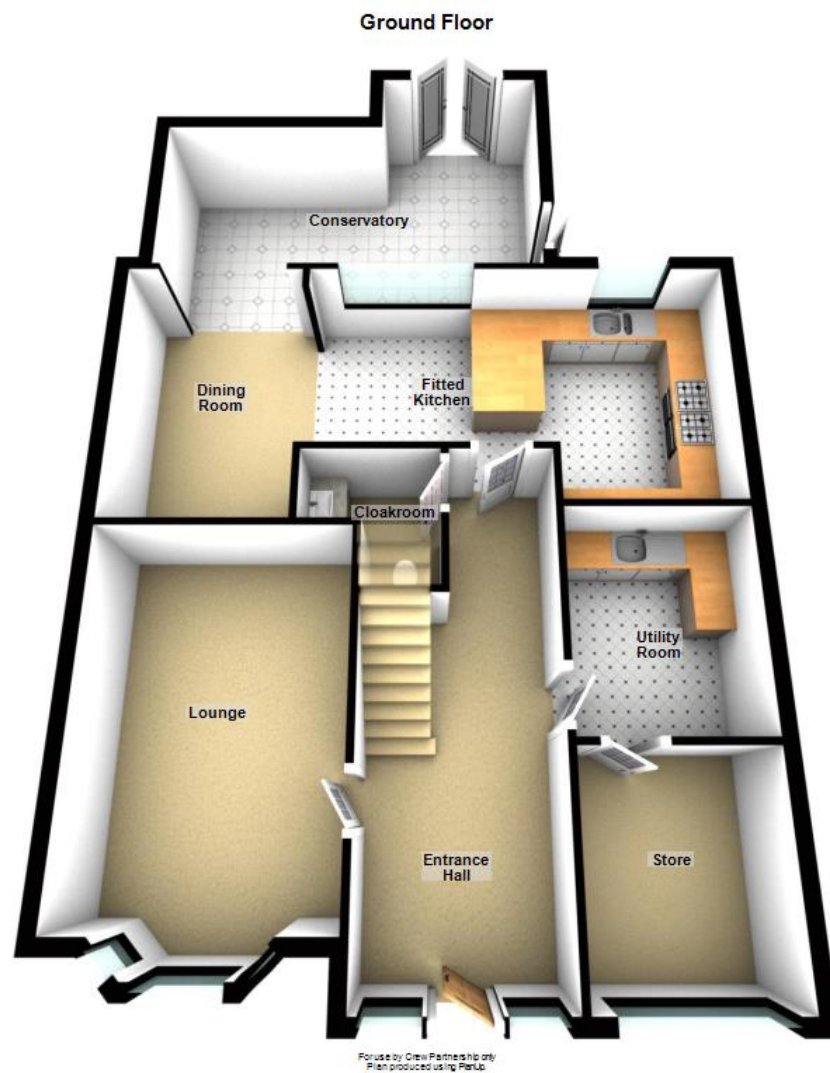
Additional Information

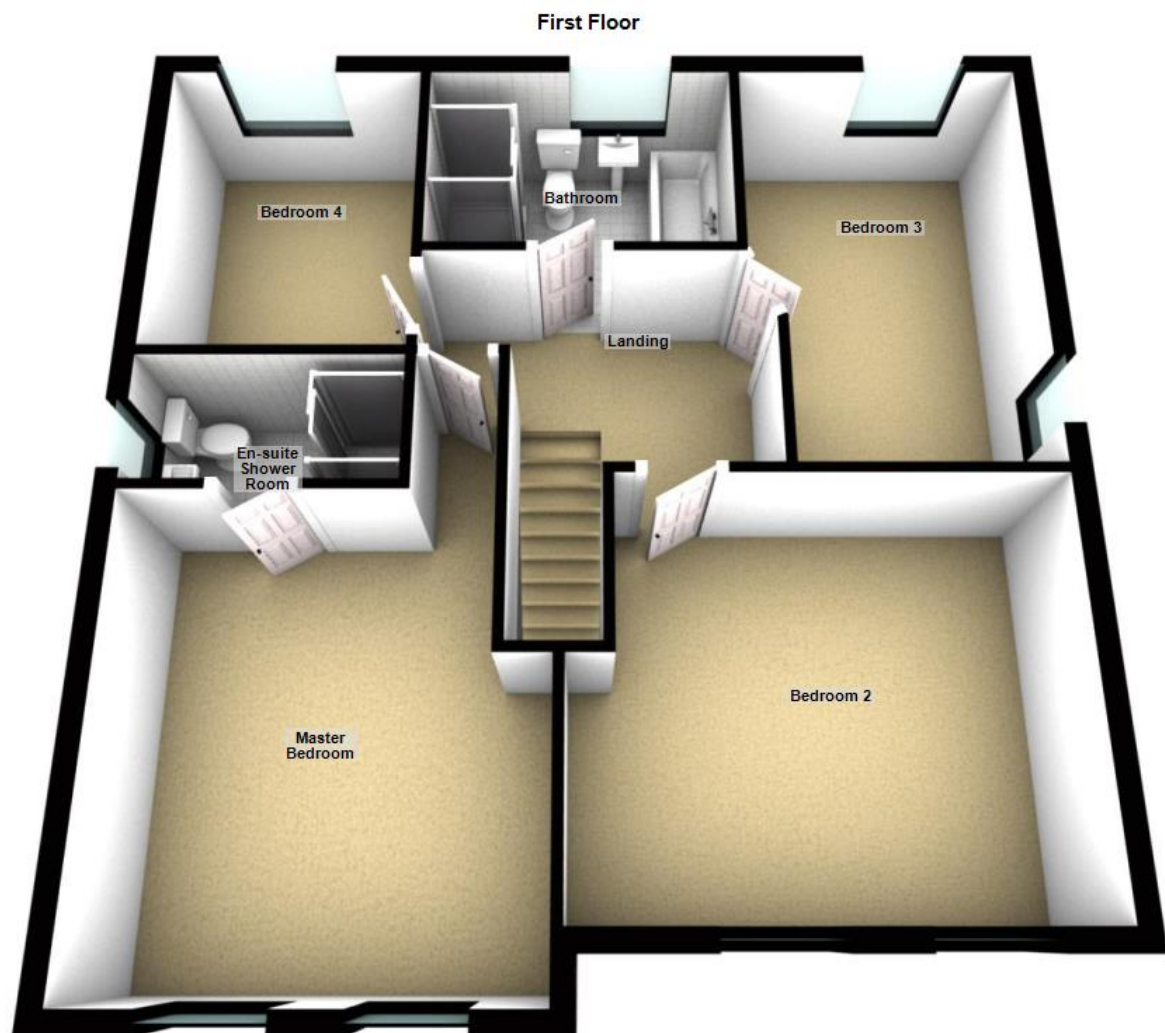
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

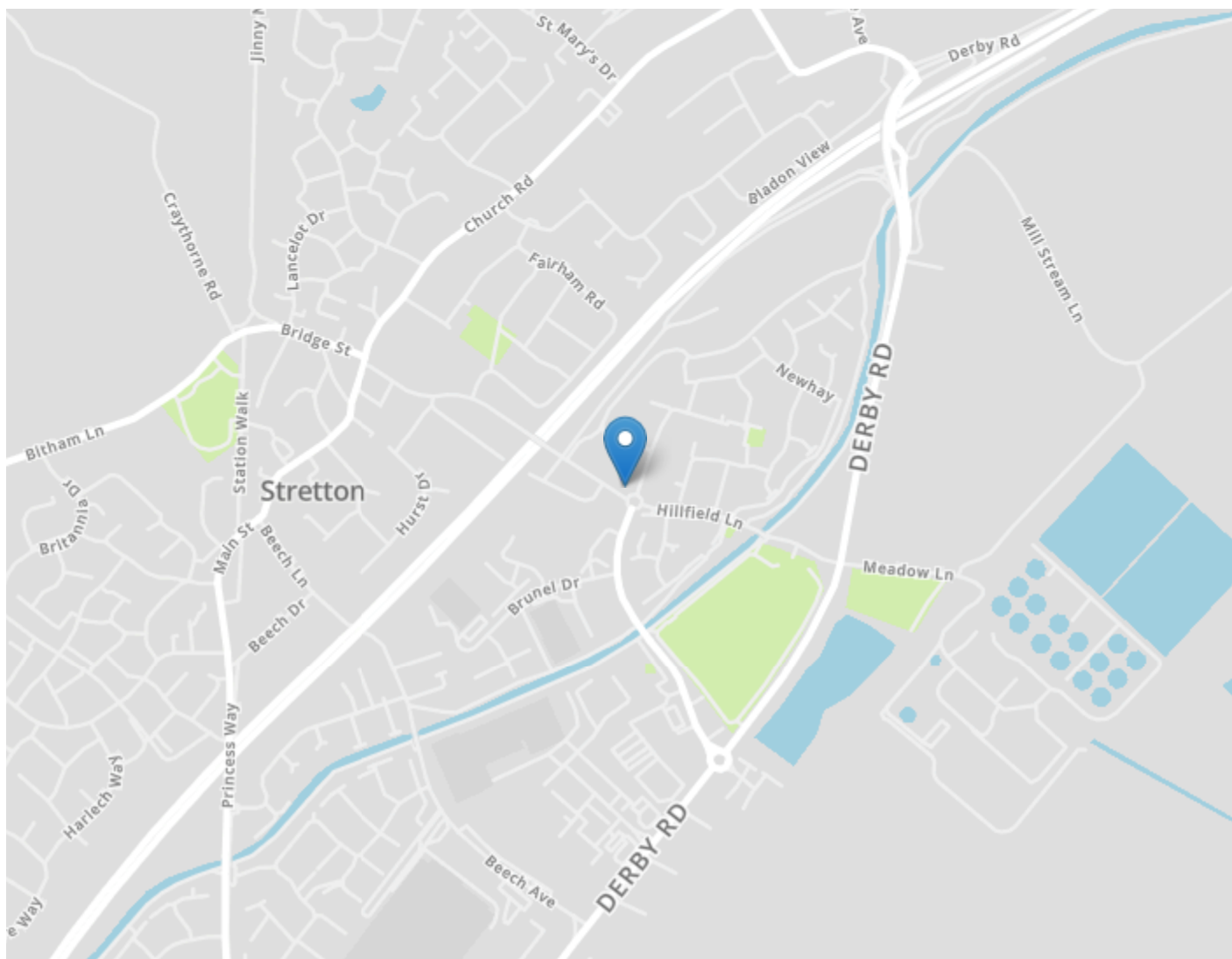
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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









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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.