



Crew Partnership

Burton • Estate • Agents



**THE HUTCH
TYTHE BARN
STOKE-ON-TRENT
STAFFORDSHIRE
ST10 4AZ**

EXTENDED 18TH CENTURY DETACHED COTTAGE IN A SOUGHT AFTER VILLAGE LOCATION! Entrance Hall, Lounge, Study/Playroom, UTILITY ROOM, CLOAKROOM, Family Room open plan to Fitted Kitchen open plan to Dining Room. Landing, MASTER BEDROOM + EN-SUITE SHOWER ROOM, 3 further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Parking to the side. A CHARMING HOME WHICH MUST BE VIEWED!

OFFERS OVER £420,000 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.

Disclaimer

We would like to disclose that the seller of this property is a family member of an employee of Crew Partnership.

Entrance Hall

UPVC double glazed door to front, vinyl tiled flooring, radiator, stairs leading to first floor landing, doors to Lounge, Study/Play Room, Utility Room, Family Room and an under-stairs storage cupboard.

Lounge

12' 7" x 13' 4" (3.84m x 4.06m) Sandstone, slate and brickwork fireplace with original 1700's candle shelves with a log burner. Radiator. UPVC double glazed windows to front and a further UPVC double window to side aspect.



Utility Room

Fitted with a matching range of base units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine and tumble drier, UPVC double glazed window to front aspect, door to Cloakroom.

Cloakroom

Vinyl tiled flooring, UPVC frosted double glazed window to side aspect, radiator, low-level WC with tiled splashbacks.

Study/Play Room

12' 4" x 6' 4" (3.76m x 1.93m) UPVC double glazed window to side aspect, radiator.



Family Room

10' 5" x 9' 1" (3.17m x 2.77m) Vinyl tiled flooring, radiator, UPVC double glazed windows to rear aspect as well as UPVC double glazed patio doors opening onto the rear garden, open plan to Fitted Kitchen.



Fitted Kitchen

12' 0" x 9' 10" (3.66m x 3.00m) Fitted with a range of base and eye level units with worktop space over, sink with mixer tap and tiled splashbacks, fitted fridge/freezer and dishwasher. Fitted eye level fan assisted oven and grill and an induction hob with extractor fan. Radiator, vinyl tiled flooring. Open plan to Dining Room.



Dining Room

12' 0" x 8' 9" (3.66m x 2.67m) Vinyl tiled flooring, radiator, UPVC double glazed patio doors opening onto the rear garden.

First Floor

Landing

Loft hatch, doors to all Bedrooms and Family Bathroom.

Master Bedroom

10' 6" x 9' 3" (3.20m x 2.82m) UPVC double glazed window to rear aspect, radiator, open plan to En-Suite Shower Room.



En-Suite Shower Room

Fitted with a three suite comprising of a double shower cubicle, vanity wash hand basin and low-level WC with tiled splashbacks. UPVC double glazed window to side aspect, vinyl tiled flooring and a heated towel radiator.

Second Bedroom

13' 5" x 12' 5" (4.09m x 3.78m) UPVC double glazed window to side aspect, radiator.

Third Bedroom

12' 1" x 9' 11" (3.68m x 3.02m) UPVC double glazed window to rear aspect, radiator.

Fourth Bedroom

9' 0" x 6' 4" (2.74m x 1.93m) UPVC double glazed window to side aspect, radiator.

Family Bathroom

Fitted with a three piece suite comprising of bath with shower over and glass screen, vanity wash hand basin and low-level WC. Tiled splashbacks. UPVC double glazed window to front aspect, radiator, heated towel radiator.

Outside

Front, Side and Rear Gardens

An stone wall leads to the front garden which is mainly laid to decorative stone. Driveway laid to gravel to the side providing off street parking for at least two cars.

The rear garden is mainly laid to lawn bordered by a hedgerow and planted with a variety of bushes, shrubs and trees. Further benefitting from two paved seating areas, a vegetable patch and space for a garden shed.



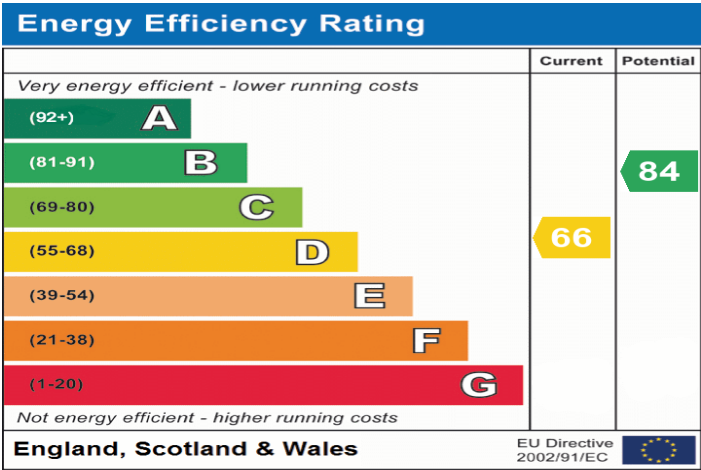
Additional Information

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

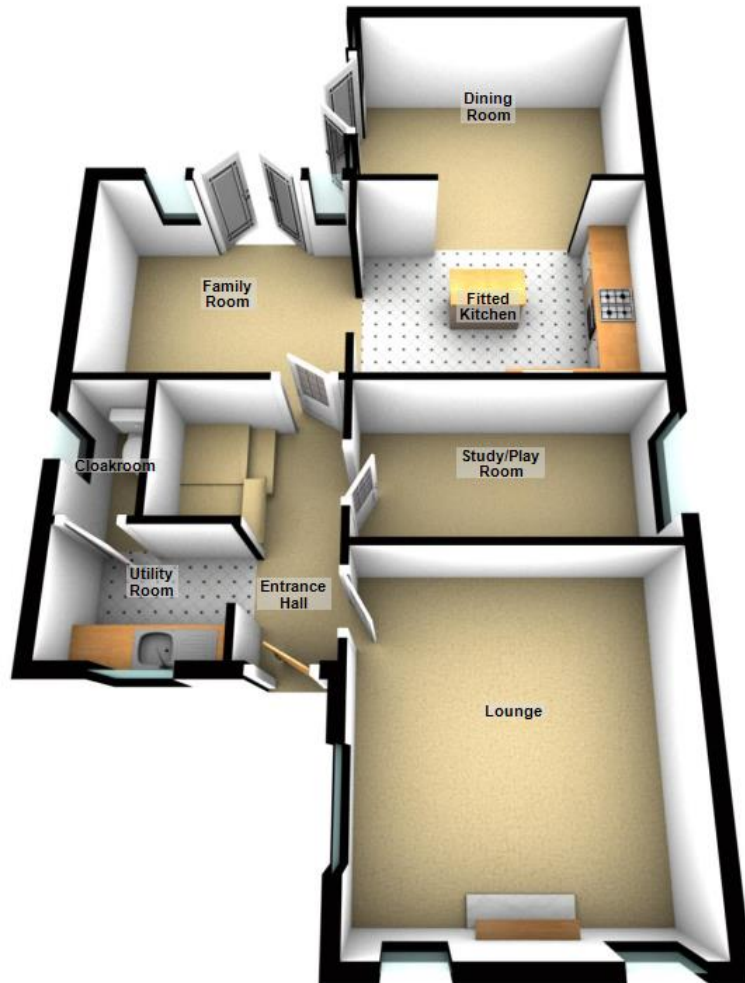
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: Hampshire County Council / Tax Band TBC

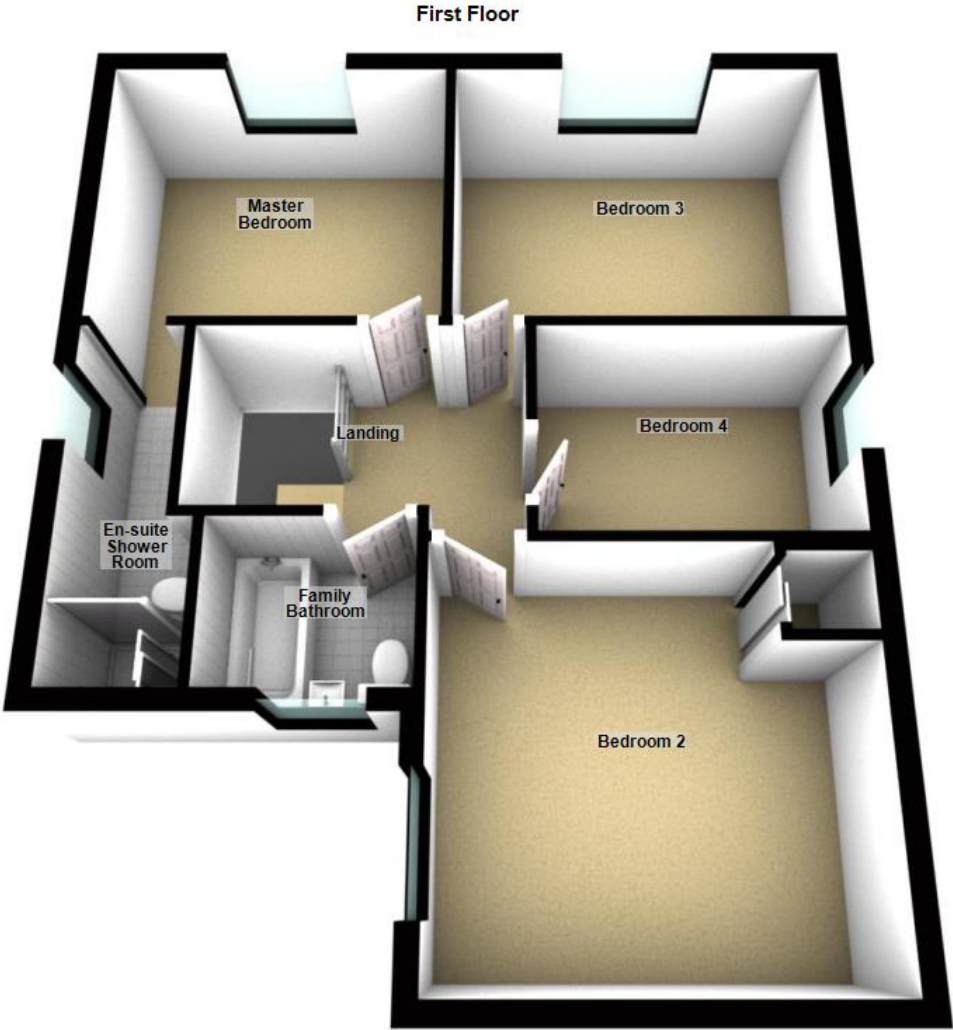
Please note: Adjacent to the cottage there is a small development of only 13 houses presently under construction. There is also planning permission for a further small development of approx. 13 houses behind the property.

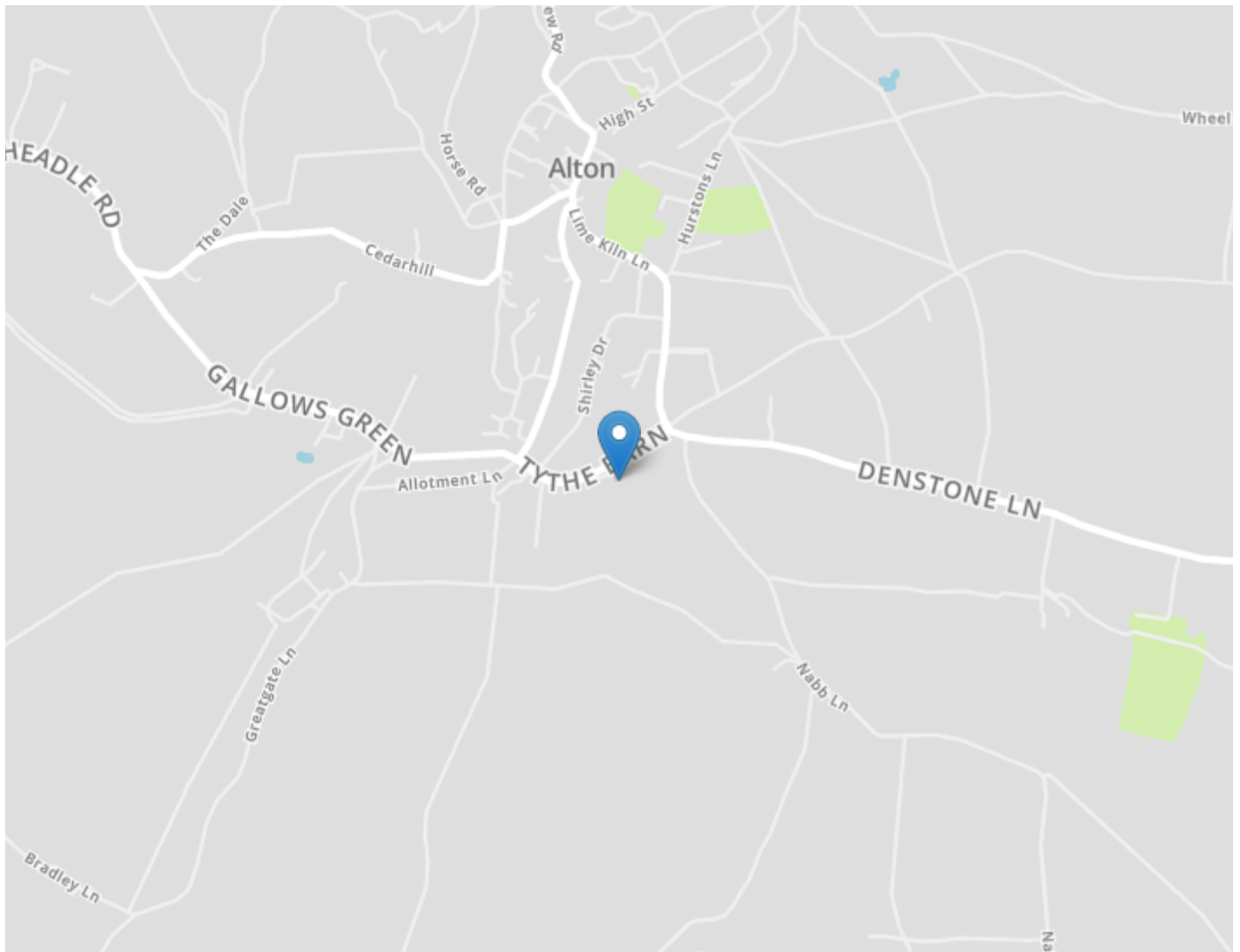


Ground Floor



For use by Crew Partners 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.