



Crew Partnership

Burton • Estate • Agents



**32 HALL ROAD
ROLLESTON-ON-DOVE
BURTON-ON-TRENT
DE13 9BY**

DETACHED FAMILY HOME BACKING ONTO OPEN FIELDS! Entrance Hall, Dining Room, 20ft Lounge, Kitchen and a UTILITY ROOM. Landing, 3 BEDROOMS and a Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Driveway leading to Garage. NO UPWARD CHAIN!

£285,000 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 todays 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 side aspect, serving hatch, stairway first floor landing, uPVC double glazed opaque door to side, doors to Dining Room, Lounge and a storage cupboard.



Dining Room

UPVC double glazed window to front aspect, radiator.



Lounge

20' 8" x 11' 6" (6.30m x 3.51m) Two uPVC double glazed windows to rear aspect with panoramic views of open countryside, electric fire, double doors to Kitchen.



Kitchen

12' 1" x 9' 0" (3.68m x 2.74m) Fitted with a range of base and eye level units with worktop space over, sink unit with mixer tap with tiled surround, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed window to front aspect, uPVC double glazed window to side aspect with wall mounted gas boiler serving heating system and domestic hot water, doors to Utility Room and an under-stairs storage cupboard.



Utility Room

Fitted with a range of abse and eye level units with worktop space over, UPVC double glazed door to garden, uPVC double glazed opaque door to front.



First Floor

Landing

UPVC double glazed window to side aspect, loft hatch, doors to all Bedrooms, Bathroom and a storage cupboard.

Master Bedroom

13' 0" x 9' 9" (3.96m x 2.97m) UPVC double glazed window to rear aspect with panoramic views of open countryside, built-in wardrobe(s) with overhead storage, radiator.



Second Bedroom

14' 0" x 11' 6" (4.27m x 3.51m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

8' 5" x 7' 0" (2.57m x 2.13m) UPVC double glazed window to rear aspect with panoramic views of open countryside, radiator.



Bathroom

Fitted with three piece suite with panelled bath with power shower over, pedestal wash hand basin and low-level WC, tiled surround, shaver point and light, uPVC opaque double glazed window to front aspect, radiator.



Outside

Front, Side and Rear Gardens

Established gardens, backing onto open countryside, driveway to the side leading to garage and car parking space for five cars. Sun patio seating area.

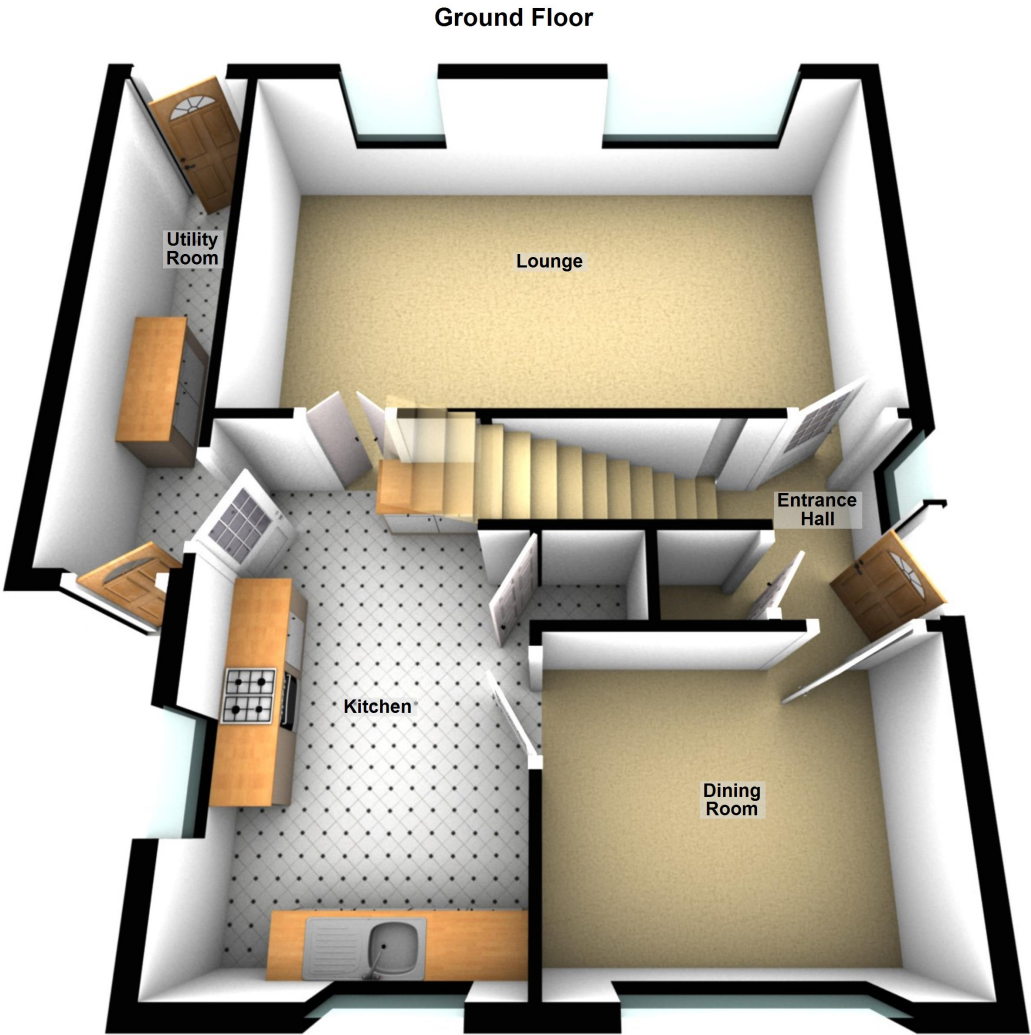


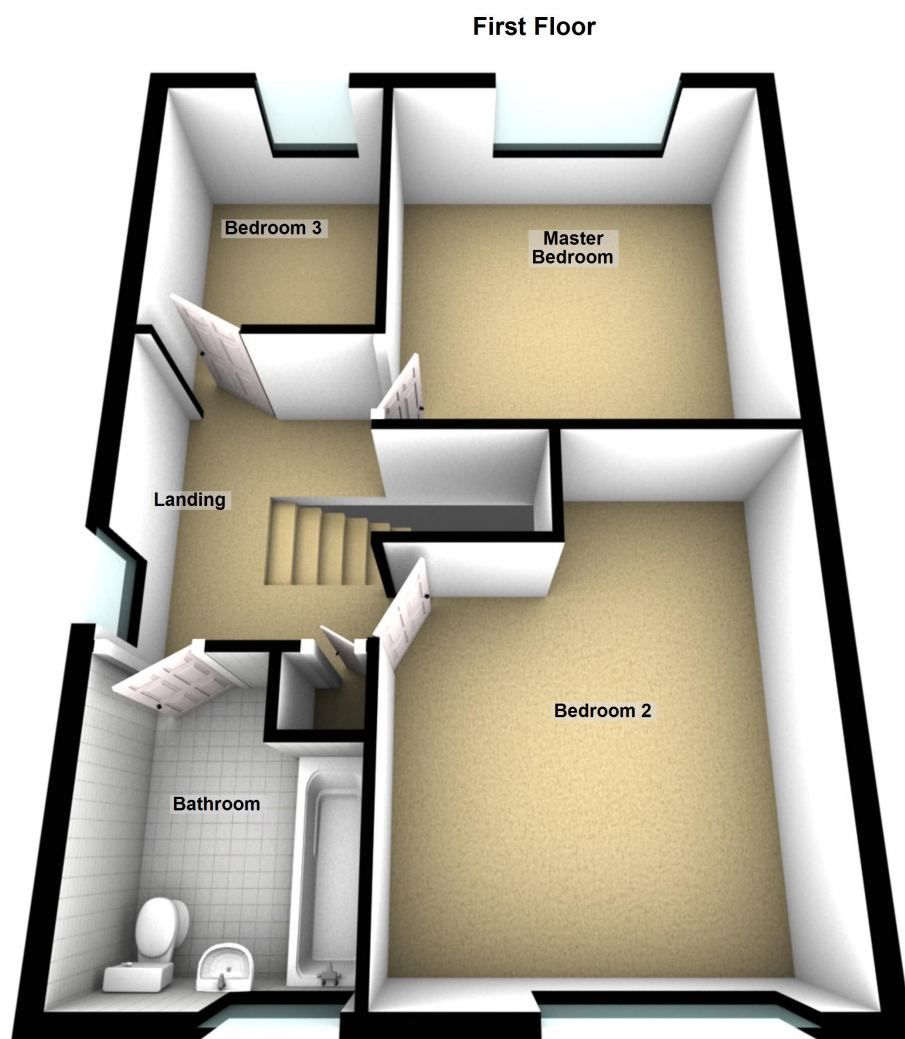
Additional Information

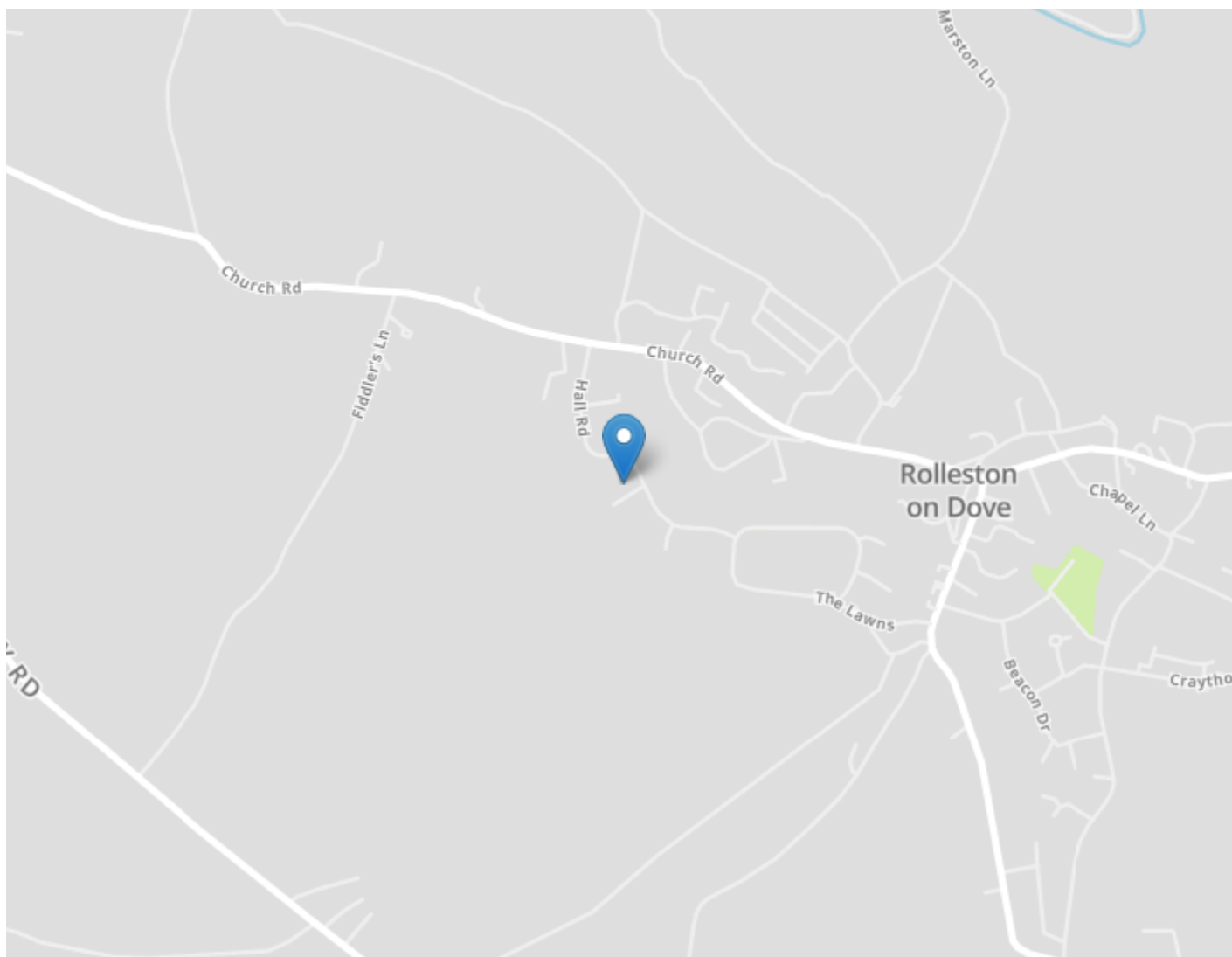
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 D







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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.