



Crew Partnership

Burton • Estate • Agents



**10 SHEFFIELD STREET
BURTON-ON-TRENT
DE14 3LE**

HEAVILY EXTENDED DETACHED FAMILY HOME WITH 26FT GAMES ROOM/BAR (POTENTIAL ANNEX)! Entrance Hall, Sitting Room, Lounge, 24ft Kitchen/Dining Room, P-Shaped Conservatory, Cloakroom, Games Room open plan to Bar Area. Landing, 4 Bedrooms, Large Bathroom. 24ft Loft Room. This home offers 178m² of accommodation. UPVC DG + GCH. Driveway to Garage/Storage. Front and Rear Gardens. NO UPWARD CHAIN!

£300,000 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 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

Quality fitted oak effect laminate flooring, uPVC double glazed door to front, doors to Lounge and Sitting Room.

Sitting Room

12' 10" x 9' 2" (3.91m x 2.79m) UPVC double glazed window to front aspect, fireplace, radiator, quality fitted oak effect laminate flooring, door to Kitchen/Dining Room.

Lounge

12' 10" x 11' 9" (3.91m x 3.58m) UPVC double glazed window to front aspect, fireplace, quality fitted oak effect laminate flooring

Kitchen/Dining Room

24' 4" x 11' 10" (7.42m x 3.61m) Fitted with a matching range of oak fronted base and eye level units complemented by rolled edged worktops, 1+1/2 bowl sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, two radiators, quality fitted oak effect laminate flooring, uPVC double glazed door to Driveway, uPVC double glazed double door to Conservatory, doors to Sitting Room, under-stairs storage cupboard, Cloakroom and Games Room.



Conservatory

16' 7" x 9' 10" (5.05m x 3.00m) P-Shaped, UPVC double glazed windows to rear aspect and side aspects, electric radiator, vinyl flooring, UPVC double glazed double door to Rear Garden.



Cloakroom

UPVC double glazed frosted window to side aspect, fitted with two piece suite comprising, vanity wash hand basin and low-level WC, tiled splashback, radiator, vinyl flooring.

**Games Room/Bar/Potential Annex**

6.86m x 5.16m) UPVC double glazed windows to side aspect, two radiators, uPVC double glazed door to garden, open plan to Bar (10' 4" x 4' 4" (3.15m x 1.32m) , door to Garage/Storage.

First Floor**Landing**

Electric radiator, doors to all Bedrooms, Bathroom and an additional door leading to stairs to the Loft Room.

Master Bedroom

12' 9" x 12' 5" (3.89m x 3.78m) UPVC double glazed window to front aspect, radiator, additional space under the stairs for a dressing table, door to storage cupboard.



Second Bedroom

12' 9" x 8' 3" (3.89m x 2.51m) UPVC double glazed window to front aspect, radiator, fitted double wardrobes.



Third Bedroom

9' 1" x 8' 5" (2.77m x 2.57m) UPVC double glazed window to rear aspect, radiator, double fitted wardrobes.



Fourth Bedroom

8' 5" x 6' 6" reducing to 3'7" (2.57m x 1.98m) UPVC double glazed window to rear aspect.



Bathroom

Fitted with four piece suite comprising corner bath, pedestal wash hand basin, shower enclosure and low-level WC, tiled surround, uPVC frosted double glazed window to rear aspect, heated towel rail, vinyl flooring.



Second Floor

Loft Room

24' 4" x 7' 8" (7.42m x 2.34m) Two uPVC double glazed windows to side aspect, two radiators, storage cupboard, access to the eaves for additional storage.



Outside

Front and Rear Gardens

The front garden is laid to a printed concrete Driveway leading to Garage. Gated side access to Rear Garden.

The rear garden is mainly laid to lawn with a decked seating area.

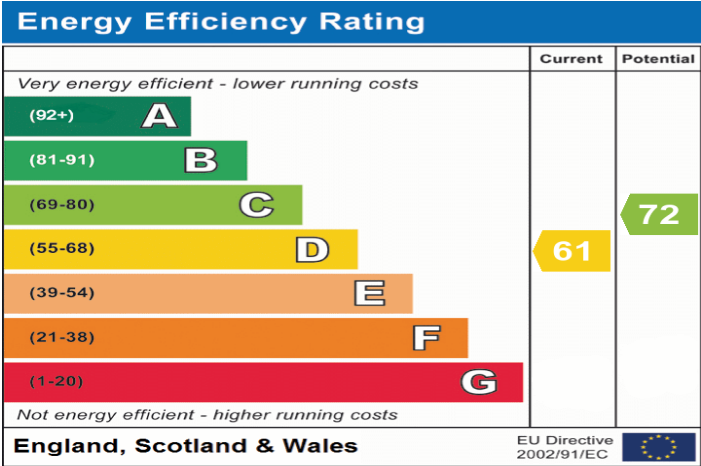


Additional Information

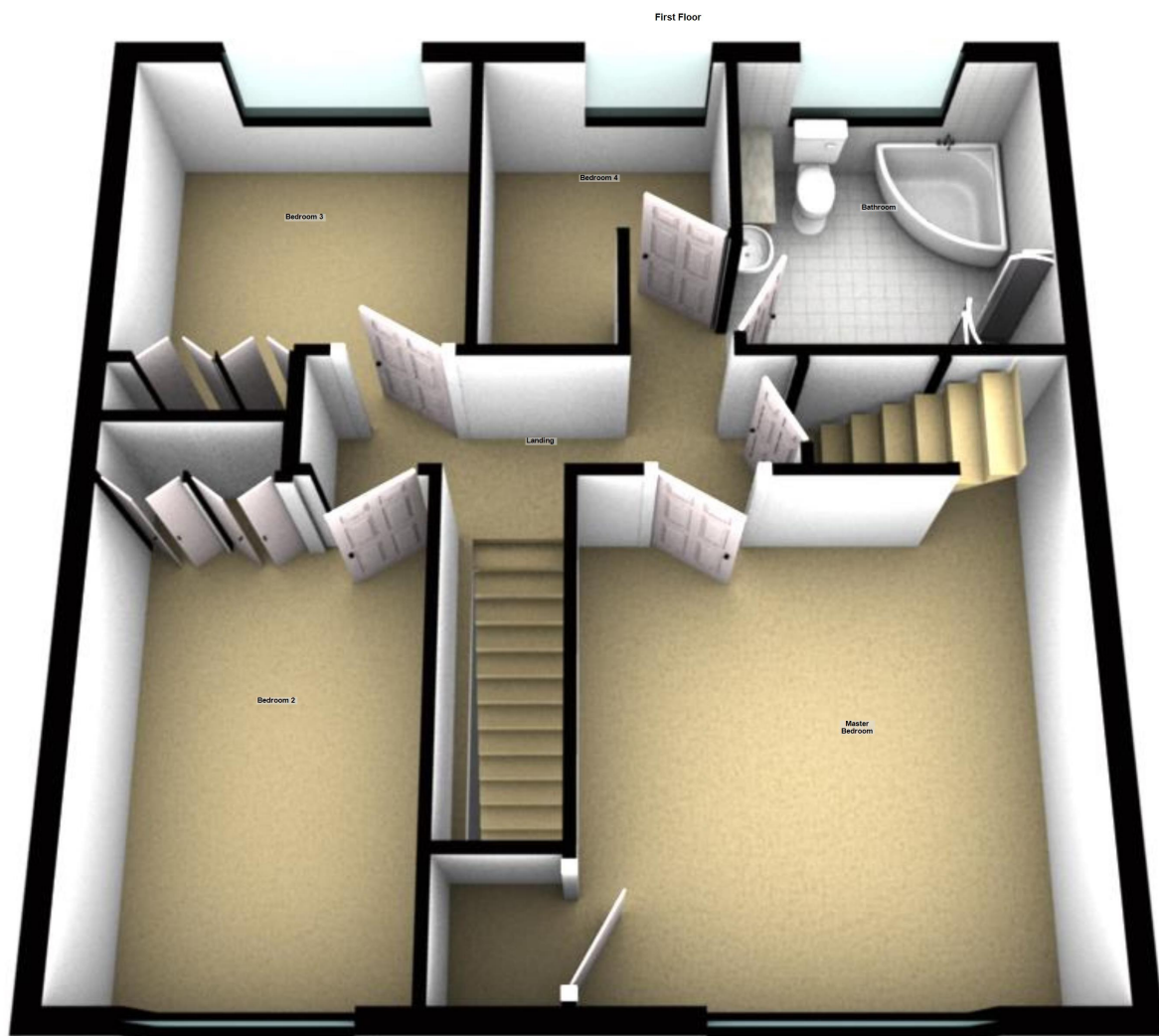
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

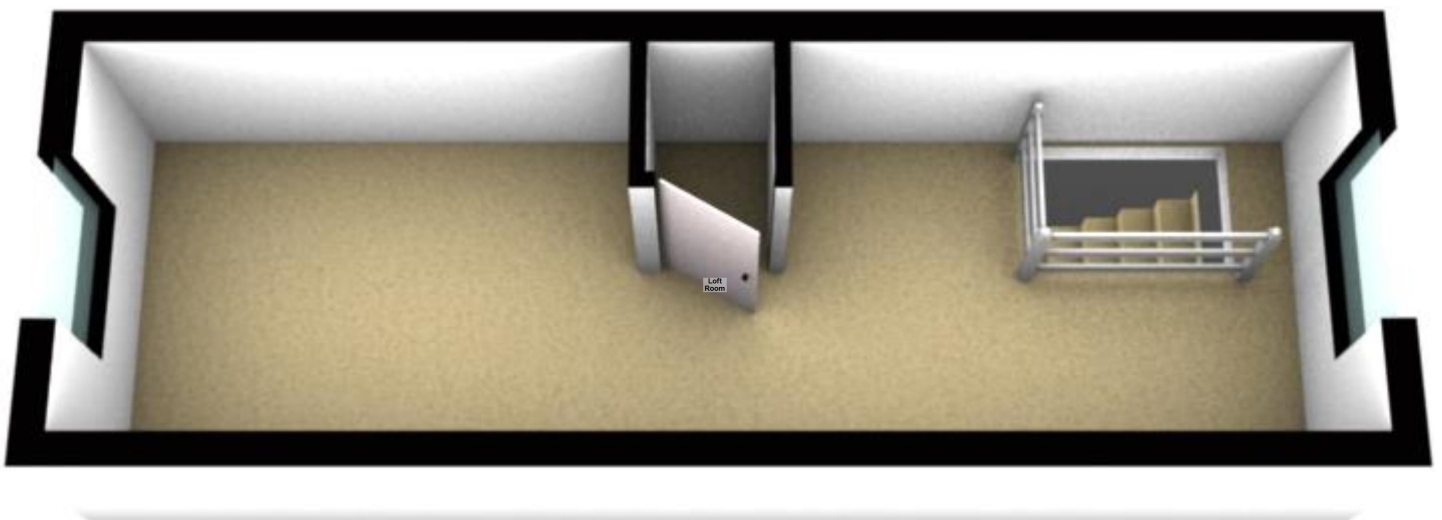
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

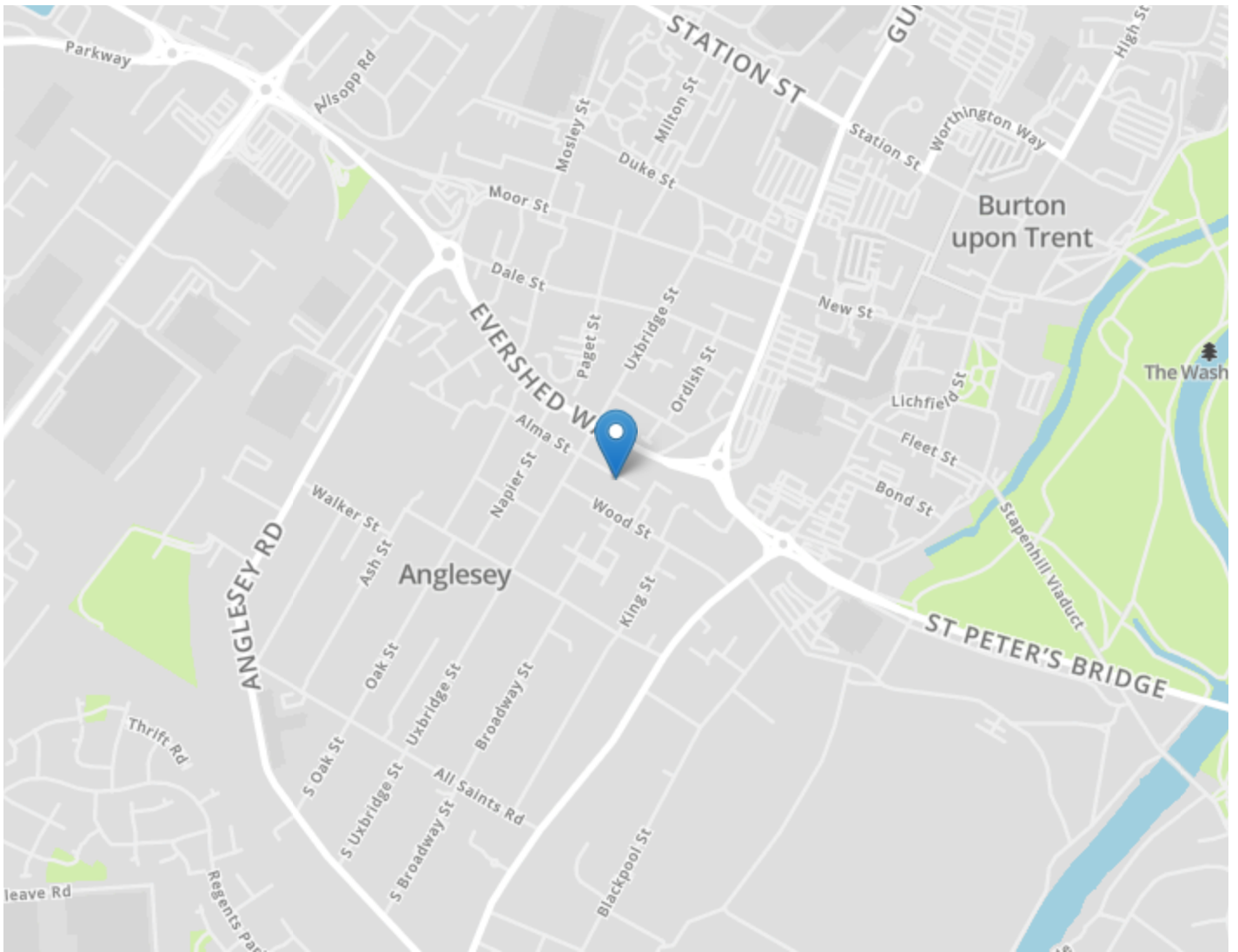






Second Floor





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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.