



Crew Partnership

Burton • Estate • Agents



**26 GRASMERE CLOSE
BRIZLINCOTE VALLEY
BURTON-ON-TRENT
DE15 9DS**

HEAVILY EXTENDED AND REFITTED DETACHED HOME WITH SOLAR PANELS!
Entrance Hall, Cloakroom, Family Room, Study, L-SHAPED REFITTED
KITCHEN/DINING ROOM, Utility Room and a 22ft Lounge. Landing, 4 Bedrooms and a
REFITTED BATHROOM. UPVC DG + GCH, Private Spot. Front, side and Rear Gardens.
POPULAR LOCATION ON THE VALLEY!

£335,000 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

UPVC double glazed windows to front and side aspects, UPVC double glazed door to front, radiator, laminate flooring, doors to Family Room, Cloakroom and Kitchen/Dining Room, stairs leading to first floor landing.



Family Room

13' 10" x 10' 7" (4.22m x 3.23m) UPVC double glazed window to front aspect, fireplace, radiator, laminate flooring, door to Study.



Study

8' 10" x 8' 6" (2.69m x 2.59m) Radiator, aluminium double glazed patio door to rear garden.



Cloakroom

Fitted with two piece suite comprising, vanity wash hand basin with mixer tap and low-level WC, tiled splashback, tiled flooring.



Kitchen/Dining Room

L-Shaped 16' 2" x 17' 2" (4.93m x 5.23m) Refitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, built-in dishwasher, space for American fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, built-in microwave/second oven, uPVC double glazed window to rear aspect, radiator, tiled flooring, double doors to Lounge and door to Utility Room.



Utility Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, vent for tumble dryer, uPVC double glazed window skylight to rear aspect, tiled flooring, access to loft space, uPVC double glazed door to garden.



Lounge

22' 6" x 11' 6" Reducing to 10' 5" (6.86m x 3.51m) UPVC double glazed bow window to front aspect, complete with log burner, two radiators, uPVC double double doors to garden.



First Floor

Landing

Loft hatch to a raised and boarded loft space with integrated ladders, doors to all Bedrooms and Family Bathroom.

Master Bedroom

13' 7" x 10' 0" (4.14m x 3.05m) UPVC double glazed box window to front aspect, radiator.



Second Bedroom

14' 0" x 8' 0" (4.27m x 2.44m) UPVC double glazed window to rear aspect, skylight to front aspect, radiator.



Third Bedroom

8' 9" x 8' 1" (2.67m x 2.46m) PVC double glazed window to rear aspect, radiator, door to a storage cupboard.



Fourth Bedroom

10' 1" Max x 6' 8" (3.07m x 2.03m) UPVC double glazed window to front aspect, radiator, door to a storage cupboard.



Family Bathroom

Refitted with three piece suite comprising bath with shower over and glass screen, vanity wash hand basin with mixer tap and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear aspect, laminate flooring, open plan to a storage cupboard.



Outside

Front and Rear Gardens

The private front garden bordered by conifers offers a block paved driveway for ample cars with a lawned area. A footpath leads to a gate offering side access to the Rear Garden.

The rear garden is mainly laid to lawn with a raised, barked seating area as well as a gravelled area and an area hidden behind trees offering space for a garden shed.



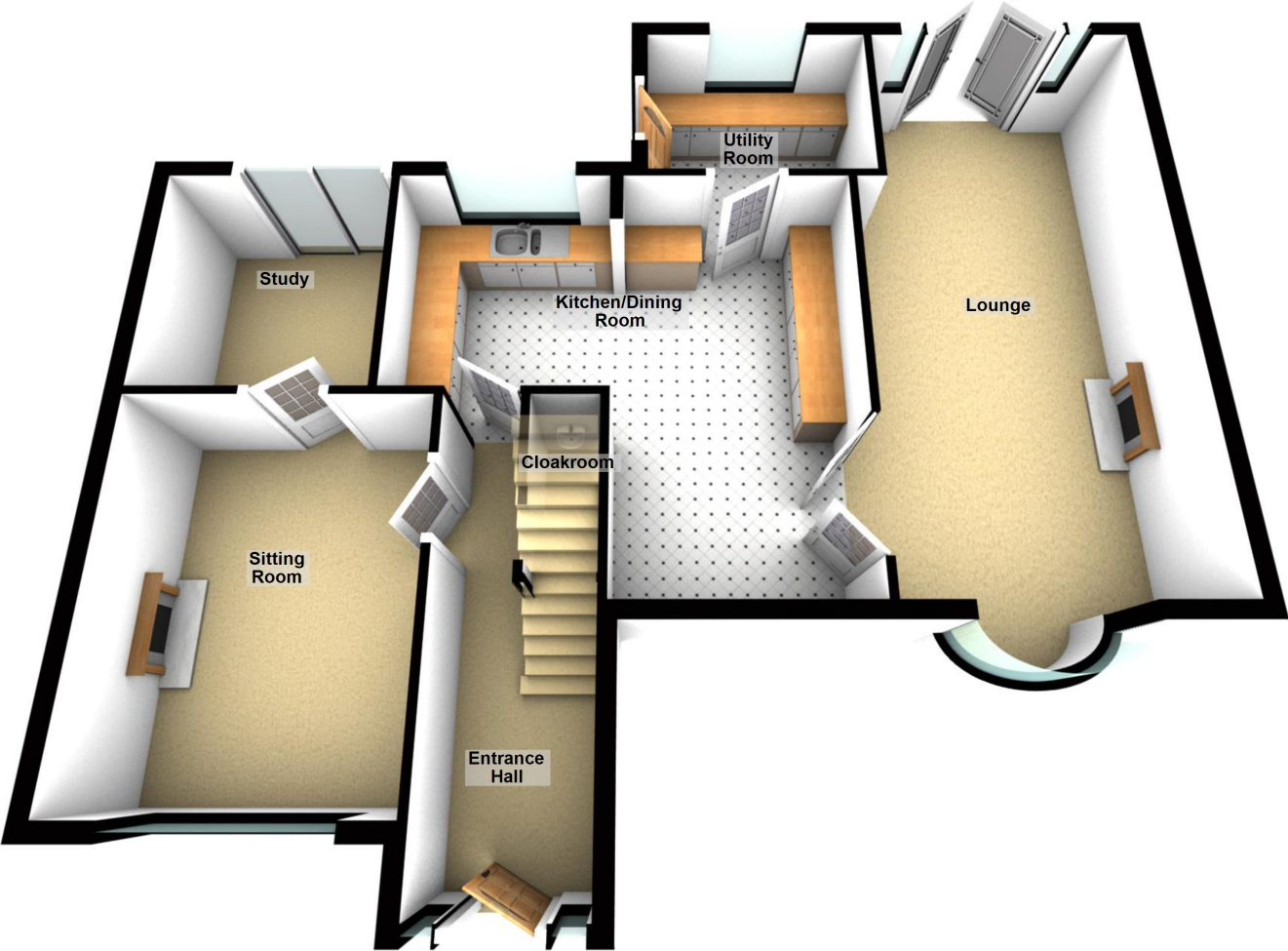
Additional Information

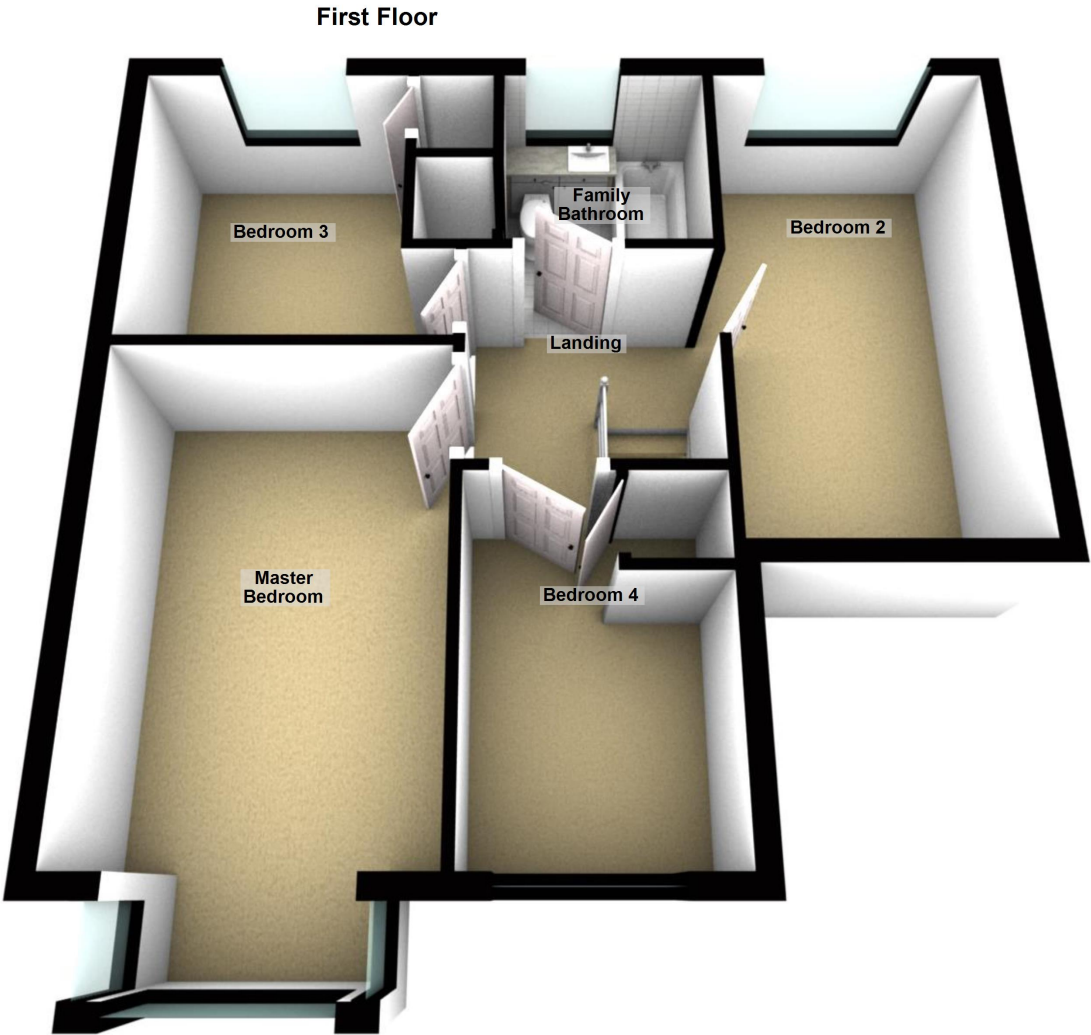
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

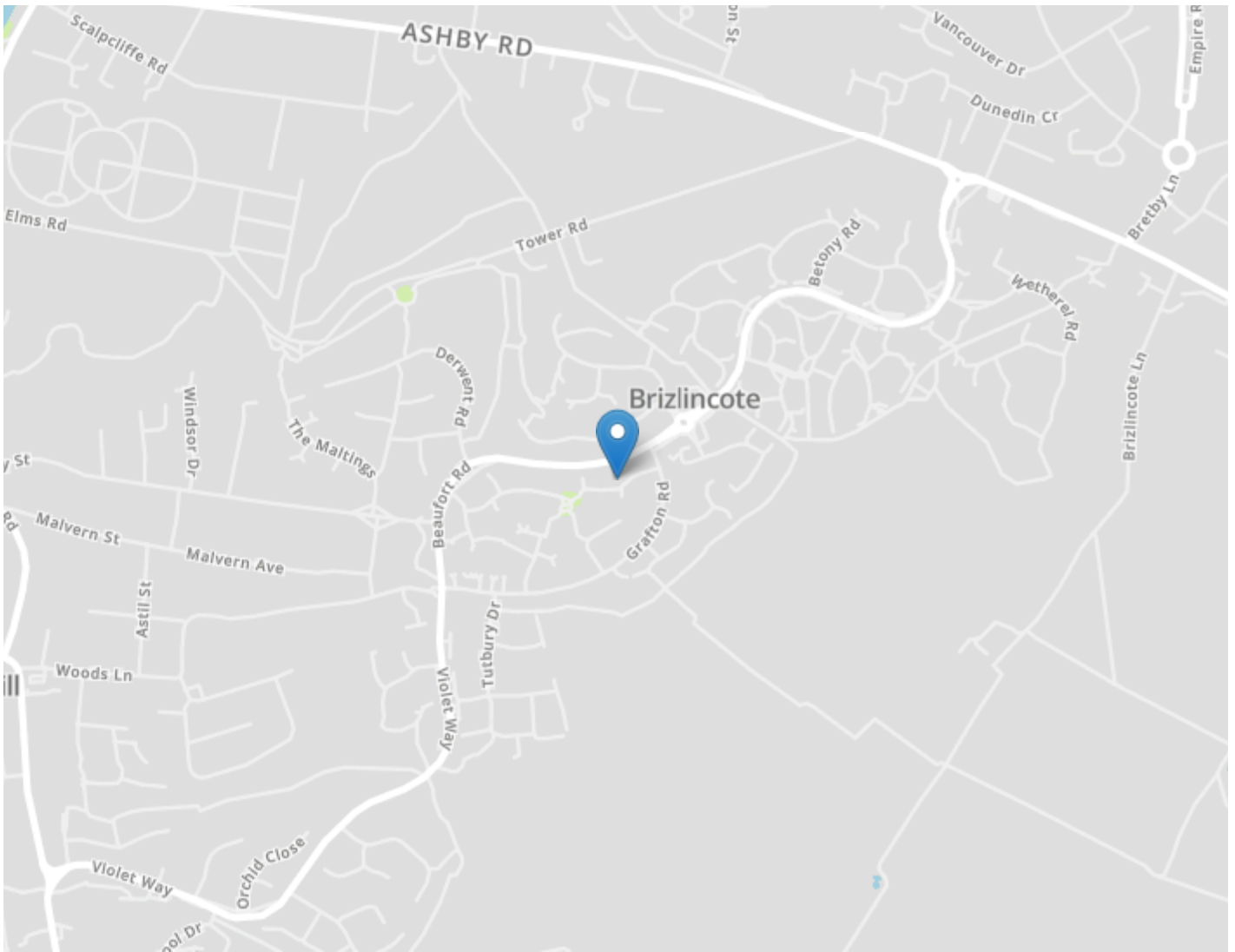
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Ground 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.