



## Burton Manor Stafford

Churchill Way Burton Manor  
Stafford Staffordshire

Offers in the  
Region Of

**WHAT A FIND!..** Standing proud in a popular area of Stafford and nearby to great shops and amenities, is this incredible three-bedroom family home! Presented to an exceptional standard inside and out, this property is a fantastic find and will make the most incredible family home. Heading inside you will find a superb spacious layout which comprises of an entrance hall, sitting/dining room, contemporary open plan living room/kitchen, utility room, conservatory, and shower room. Upstairs there are three well proportioned bedrooms and a modern recently fitted family bathroom. Externally the home sits an excellent sized plot with a shared driveway, garage and a large rear garden which has been designed for the whole family to enjoy what's more there is also an incredible garden bar/hot tub room which will definitely be the focus for all family parties! No upward Chain!

- Incredible Spacious Semi-Detached Family Home
- Large Open Plan Living Room/Kitchen
- Sitting/Dining Room, Conservatory, Utility Room
- Three Bedrooms, Modern Bathroom & Shower Room
- Driveway with EV Charge Point & Garage
- Landscaped Large Garden & Garden Bar/Hot Tub Room

Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155  
VAT No: 261 6721 09



## Entrance Hallway

Accessed through a double glazed composite entrance door, and having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, wood effect flooring, radiator, and internal doors off, providing access to;

## Sitting/Dining Room 10' 5" x 11' 6" (3.18m x 3.51m)

An excellent versatile dual-aspect reception room, having double glazed windows to both the front & side elevations, wood effect flooring, and radiator.

## Open-Plan Kitchen & Living Area 24' 3" x 12' 10" (7.40m x 3.90m) (maximum measurements)

A wonderful spacious open-plan "hub of the home", and in the kitchen area, featuring a modern range of matching wall, base & drawer units with work surfaces over and extending to form a breakfast bar area, and incorporates a stainless steel 1.5 bowl sink with drainer & mixer tap, and an integrated oven/grill, hob & hood above. In addition, the living area features a contemporary style fireplace housing an inset electric fire, wood effect flooring & carpeting, inset ceiling downlighting throughout, radiator, and having double glazed windows to both the front & rear elevations.

## Lobby 6' 8" x 2' 10" (2.02m x 0.86m)

Having a double glazed door off, leading out to the Conservatory, and wood effect flooring.



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## **Utility Room** 6' 2" x 5' 6" (1.88m x 1.67m)

Fitted with a matching range of wall & base units with work surface over, and space beneath for appliances. There is also a double glazed window to the side elevation, and tile effect flooring.

## **Shower Room** 7' 1" x 5' 5" (2.15m x 1.65m)

Fitted with a modern contemporary style suite comprising of a low-level WC, a stylish wash hand basin set onto top with chrome mixer tap, and a walk-in tiled shower cubicle housing a mains-fed shower. In addition, there inset ceiling downlighting, a double glazed opaque window to the side elevation, and radiator.

## **Conservatory** 7' 5" x 12' 10" (2.26m x 3.92m)

A double glazed conservatory having double glazed double doors providing views and access out to the rear garden, and wood effect flooring.

## **First Floor Landing**

Having an access point to the loft space, a built-in airing cupboard housing the gas central heating boiler, and internal doors off, providing access to:

## **Bedroom One** 13' 10" x 11' 6" (4.21m x 3.51m)

A large dual-aspect double bedroom, having double glazed windows to both the front & side elevations, a built-in wardrobe, and radiator.

## **Bedroom Two** 10' 5" x 11' 7" (3.17m x 3.54m)

A second double bedroom, having a built-in wardrobe, a double glazed window to the front elevation, and radiator.

## **Bedroom Three** 10' 1" x 6' 11" (3.08m x 2.12m)

Having a double glazed window to the rear elevation, and radiator.

## **Family Bathroom** 6' 9" x 5' 6" (2.06m x 1.68m)

Fitted with a modern & contemporary style white suite, comprising of a low-level WC, a wash hand basin with mixer tap, and a panelled bath with mixer taps & hand-held shower attachment. In addition, there is fitted cupboards, a chrome towel radiator, wood effect flooring, and a double glazed window to the rear elevation.

## **Outside Front**

The property sits behind a lawned front garden area with a pathway and shared driveway to the side providing access to the detached garage, and featuring an E.V. wall mounted charging point.

## **Garage** 20' 0" x 8' 1" (6.09m x 2.46m)

A single garage having an up and over vehicular access door to the front elevation, a further pedestrian access door to the rear elevation providing access to/from the rear garden. The garage also benefits from having both power & lighting installed.

## **Storeroom** 7' 5" x 8' 1" (2.27m x 2.46m)

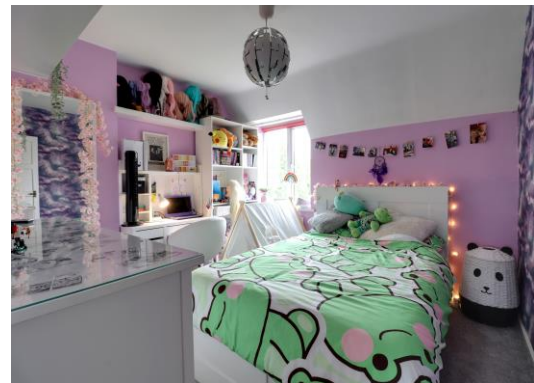
Located behind the garage being a perfect area to store garden furniture & tools etc.

## **Garden Bar & Hot Tub Room** 12' 9" x 8' 1" (3.89m x 2.46m)

A timber constructed room, having exposed timber flooring, a fitted inflatable hot tub, and bar area with fitted units and bar top, and an open hatch leading out to a private seating area.

## **Outside Rear**

A superb large landscaped rear garden featuring a lawn with a decorative pond, a large paved patio seating/additional outdoor entertaining area with a pathway leading to the garage & garden bar/hot tub room. There is also a further private seating area with a bench seat overlooking the bar area.



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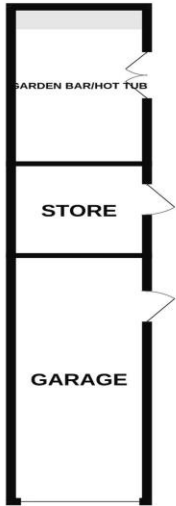
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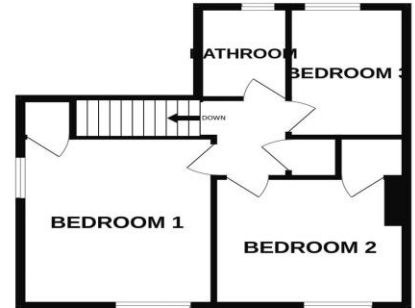
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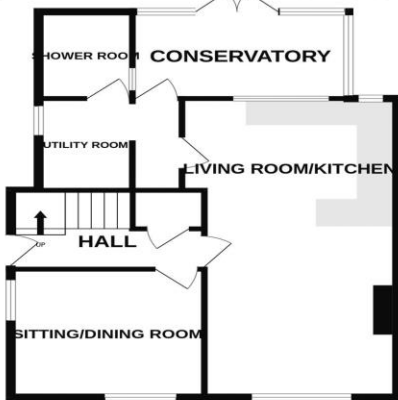
GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	61	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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