



Monthly Rental Of
£1,400

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Burley Fields Stafford

Bolsover Drive Burley Fields
Stafford Staffordshire



WE'VE FOUND IT!... This exceptional four double bedroom detached home is just what you're looking for, and we are certain this will make the perfect home for any growing family! The house is located on the sought-after Burleyfields development which is within walking distances of Stafford's town centre amenities and mainline train station. Comprising of an entrance hallway, guest WC, spacious living room, contemporary fitted kitchen/dining room and Utility. Upstairs is where you will find the family bathroom and the four bedrooms with the principal bedroom boasting its very own en-suite shower room. Externally this home has a large driveway a single garage and an excellent sized rear garden. This home style will be extremely popular so if you are interested, we suggest you call us today to book a viewing.

- Superb Designed Detached Family Home
- Spacious Living Room & Contemporary Kitchen/Diner
- Four Well Proportioned Bedrooms
- En-Suite Shower Room, Family Bathroom & Guest WC
- Driveway & Detached Single Garage
- Excellent Corner Plot With A Large Rear

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Enrnce Hallway

Accessed through a double glazed composite door, stairs to first floor accommodation, useful storage cupboard, tiled flooring and radiator.

Guest WC 5' 5" x 2' 11" (1.65m x 0.88m)

Having a contemporary white suite including WC and pedestal wash hand basin with mixer tap, radiator and tiled flooring.

Living Room 19' 8" x 11' 3" (6m x 3.42m)

A bright dual aspect reception room, having double glazed window to the front and double glazed double doors to the rear garden and two radiators.

Kitchen/Dining Room 19' 8" x 11' 8" (6m x 3.56m)

Another beautifully bright dual aspect room, fitted with a matching modern range of wall and base units, with LED lighting, marble effect work surfaces, incorporating one and half bowl sink unit with mixer tap, fitted appliances including double oven, five ring hob with hood above, dishwasher and fridge freezer. Tiled flooring, recess downlights, radiator and two double glazed windows



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Utility 4' 8" x 6' 6" (1.41m x 1.97m)

Featuring fitted units with marble effect worktops, integrated washing machine, tiled flooring and double doors to the garden.

First Floor Landing

Having a loft access point, large airing cupboard and radiator.

Bedroom One 11' 1" x 11' 6" (3.38m x 3.50m)

A lovely sized double bedroom, radiator and double glazed window to the rear.

Ensuite Shower Room 4' 8" x 6' 5" (1.41m x 1.96m)

Fitted with a contemporary white suite including WC, pedestal wash hand basin with mixer taps, tiled shower cubicle with mains mixer shower, recess downlights, tiled flooring, towel radiator and double glazed window to the rear.

Bedroom Two 9' 9" x 11' 11" (2.97m x 3.64m)

A second double bedroom, radiator and double glazed window to the rear.

Bedroom Three 9' 7" x 10' 0" (2.93m x 3.04m)

A third double bedroom, radiator and double glazed window to the front.

Bedroom Four 8' 3" x 10' 2" (2.52m x 3.09m)

Having a radiator and double glazed window to the front.

Family Bathroom 6' 2" x 6' 8" (1.88m x 2.02m)

Fitted with a contemporary white suite includes WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and mains shower over. There is also recess downlights, tiled flooring, chrome towel radiator and double glazed window to the rear.

Outside - Front

The property provides a lovely corner plot and is approached over a lawned front garden with paved path to the entrance door and large driveway to the side leading to the garage.

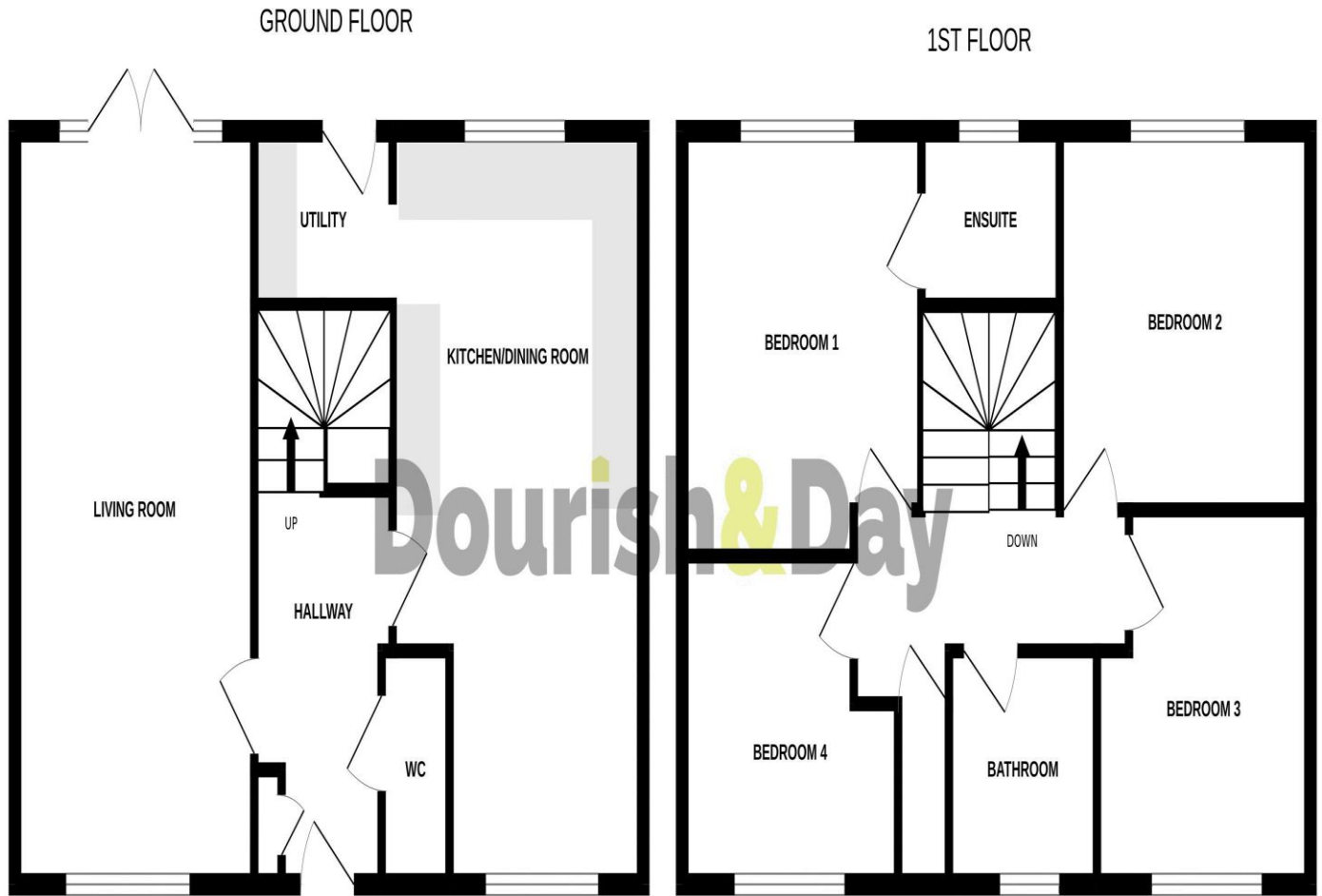
Garage

A single garage with an up and over garage door.

Outside- Rear

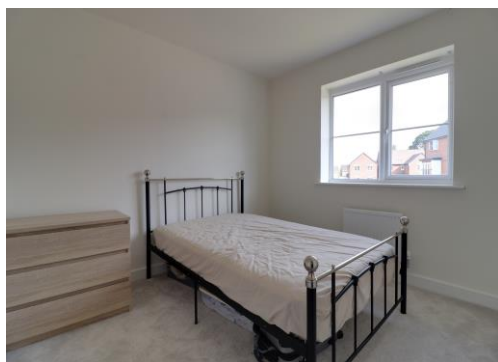
A large enclosed garden offering a good degree of privacy featuring a paved patio and lawned garden.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		94
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



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