



£725,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: F

Berswick Manor Stafford

Constable Close Berswick Manor
Stafford Staffordshire

The Marlbrook Supreme on Constable Close is an elegant executive residence with five bedrooms, which offers an all-round brilliant home to call your own.

The ground floor hosts a versatile space for study or relaxation, an expansive living room for family gatherings, and a rear open-plan kitchen/diner/family area with bi-folding doors connecting to the garden. The first floor boasts a spacious master bedroom with a lavish En-suite, Bedroom 2 with its own En-suite, and Bedrooms 3 and 4 accommodating double beds. Another bedroom is perfect for a single bed, sharing access to a communal bathroom. The external features include ample parking on a block-paved driveway, a double detached garage with a first-floor home office/hobby room, and a delightful garden. Seize the opportunity to make this home yours by calling us today to register for a viewing!



- An Executive Five Bedroom Detached Residence
- Open-Plan Kitchen/Dining/Family Room with Bi-Fold Doors
- Large Living Room & Sitting Room/Office
- Utility Room & Guest WC
- Family Bathroom & Two En-Suites
- Double Garage with Hobby Room/Office Above

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Canopied Porch

Featuring an external PIR wall light, and a composite double glazed entrance door opens-in to the Entrance Hallway.

Entrance Hallway

A bright & welcoming entrance hallway that features wood grain effect tiled flooring, stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, a radiator, and two double glazed windows to the front elevation.

Living Room 18' 6" x 13' 2" (5.63m x 4.01m)

A large & bright reception room that is perfect for the entire family to enjoy which features a double glazed walk-in bay window to the front elevation, and two radiators.



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Sitting Room/Office 11' 3" x 12' 9" (3.44m x 3.88m) (maximum room measurements)

A second versatile room that could be utilised as a cosy sitting room or, as a home work space. The room benefits from a double glazed walk-in bay window to the front elevation, and a radiator.

Open-Plan Kitchen, Dining & Family Room 14' 2" x 33' 11" (4.32m x 10.33m)

A stunning & substantial open-plan room that spans the whole width of the property, and the kitchen area features a high quality luxury range of wall, base & drawer units with a matching breakfast bar island, also having cupboards beneath. There are Corian fitted work surfaces with an inset 1.5 bowl stainless steel sink with moulded drainer & mixer tap over. The kitchen has an array of integrated/fitted appliances which include; two ovens, induction hob with hood above, dishwasher, wine cooler, larder refrigerator & larder freezer. In addition to the kitchen area, the room also features double glazed bi-folding doors providing views and access out to the garden, two radiators, inset ceiling downlighting, wood grain effect tiled flooring, and a double glazed window to the rear elevation.

Utility Room 6' 11" x 6' 3" (2.12m x 1.90m)

Fitted with modern units having a Corian work surface incorporating an inset stainless steel sink with mixer tap over, and space for a washing machine. The room also has wood grain effect tiled flooring, a radiator, and a double glazed composite door to the side elevation.

Guest WC 6' 11" x 3' 3" (2.10m x 1.0m)

Fitted with a contemporary modern suite comprising of a low-level WC, and a pedestal wash hand basin with mixer tap. There is half tiling to the lower part of the walls, wood grain effect tiled flooring, and a radiator.

First Floor Landing

A large galleried first floor landing, having an access hatch to the loft space, a built-in airing cupboard, radiator, and a double glazed window to the front elevation.

Bedroom One (Master) 13' 7" x 13' 1" (4.13m x 4.0m) (measured into fitted wardrobe space)

A large double master bedroom that features two triple sets of built-in wardrobes, a radiator, and a double glazed window to the front elevation. A further internal door leads through into a luxury En-suite shower/bathroom.





En-suite (Bedroom One - Master) 7' 0" x 9' 11" (2.14m x 3.03m)

A spectacular En-suite to the master bedroom, which is fitted with a modern contemporary styled suite which consists of a low-level WC, "His & Hers" matching wash basins with mixer taps, a tiled double shower cubicle fitted with a mains-fed mixer shower, and a panelled bath with mixer taps. There is ceramic tiling to both the walls & floor, recessed ceiling downlighting, a chrome towel radiator, an electric shaver point socket, and a double glazed window to the side elevation.

Bedroom Two 9' 8" x 12' 9" (2.95m x 3.88m) (maximum measurements)

A second large double bedroom that features two built-in double wardrobes, a radiator, and a double glazed window to the front elevation. A further internal door leads through into the luxury En-suite shower room.

En-suite (Bedroom Two) 3' 10" x 9' 10" (1.16m x 3.0m)

A second luxury En-suite fitted with a modern contemporary styled white suite, comprising of a low-level WC, a wash hand basin with mixer tap, and a tiled double shower cubicle fitted with a mains-fed mixer shower. There is ceramic tiling to both the walls & floor, inset ceiling downlighting, a chrome towel radiator, and a double glazed window to the side elevation.



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Bedroom Three 10' 6" x 13' 1" (3.19m x 3.99m)

A third large double bedroom, having a double glazed window to the rear elevation, and a radiator.

Bedroom Four 8' 2" x 13' 5" (2.48m x 4.09m)

A fourth double bedroom, having a double glazed window to the rear elevation, and a radiator.

Bedroom Five 10' 3" x 6' 8" (3.13m x 2.04m)

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

Luxury Bathroom/Shower Room 6' 11" x 9' 10" (2.10m x 3.0m)

Featuring a modern contemporary styled white suite which includes a low-level WC, a wash hand basin with mixer tap, a panelled bath with mixer-fill tap, and a separate tiled shower cubicle fitted with a mains-fed mixer shower. There is tiling to both the walls & floor, inset ceiling downlighting, a chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

The property occupies an enviable plot and is approached over a large block paved double width driveway allowing for ample off-street parking and access to the detached double garage. There is a paved pedestrian pathway leading to the main canopied front entrance door, and a variety of planted shrubs to & panelled fencing to the borders. Secure timber gated access to the side of the property leads to the rear garden.

Detached Double Garage 18' 4" x 18' 10" (5.59m x 5.73m)

Having two up and over garage doors to the front elevation, a further double glazed pedestrian door to the rear elevation providing access to/from the rear garden. The garage also benefits from having both power & lighting installed.

Hobby Room/Office 14' 3" x 18' 8" (4.34m x 5.68m)

Accessed via an external staircase next to the garage, and is entered through a double glazed composite entrance door, being a spacious & versatile room, featuring two skylight windows and a wall mounted electric heater. In addition, there is a range of fitted kitchen units and a fitted sink.

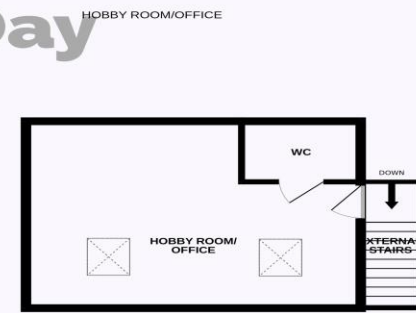
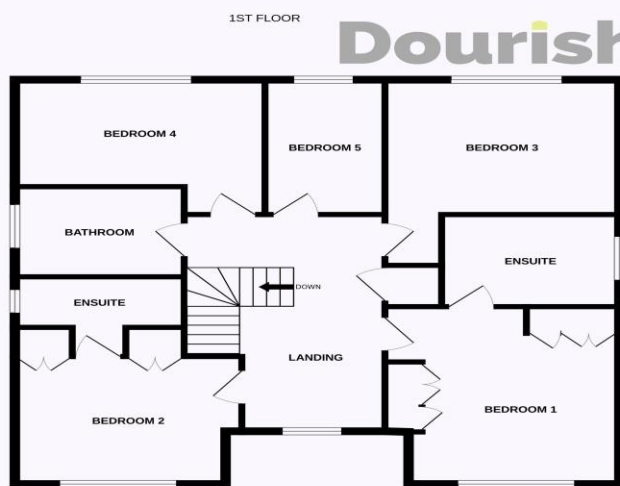
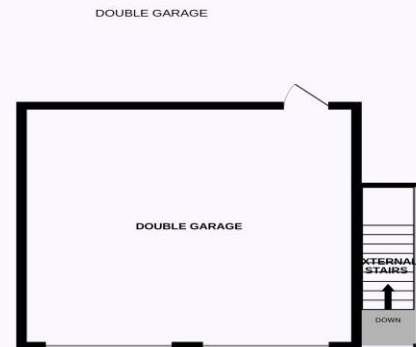
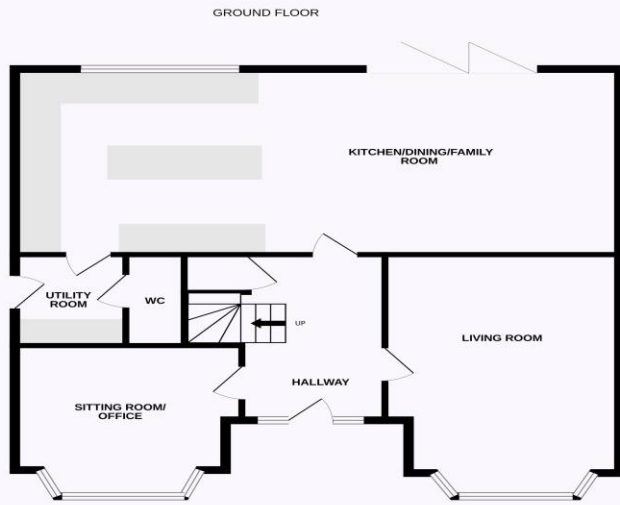
WC 4' 8" x 6' 8" (1.41m x 2.04m)

Fitted with a modern contemporary styled suite comprising of a low-level WC, and a pedestal wash hand basin with mixer tap, and having tiled effect flooring.

Outside Rear

A great sized wide enclosed garden plot that is laid mainly to lawn, having a large paved outdoor seating/entertaining area. The garden is enclosed by panelled fencing.





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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
<small>Energy efficiency - lower rating costs less</small>			
92+	A	86	92
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	



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