



£300,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

## Burleyfields Stafford

Pickering Croft Burleyfields  
Stafford Staffordshire

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*It's time to flex your muscles and jump ahead of the queue, this fantastic recently built three bedroom detached house on Burleyfields occupies a fantastic position overlooking Stafford Golf course, with a private rear garden.*

Being only a short drive or walk to Stafford Town Centres comprehensive range of shops, amenities and mainline railway station for the daily commuter. Internally the accommodation comprises of an entrance hallway, spacious guest W.C, living room, dining room and a breakfast kitchen. To the first floor there are three bedrooms, En-suite shower room and a family bathroom. Externally the property has a double width driveway, single integrated garage and a good sized rear garden.

- Modern Three Bedroom Detached Property
- Living Room With French Doors & Dining Room
- Breakfast Kitchen & Guest W.C
- En-Suite & Family Bathroom
- Driveway, Garage & Views Over Golf Course
- Close To Stafford Town Centre & Railway Station

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hall

Being accessed through a modern double glazed door and having wood effect flooring, radiator and stairs leading to the first floor landing.

## Guest WC 3' 6" x 8' 7" (1.06m x 2.61m)

A spacious guest WC comprising of a pedestal was basin with chrome mixer tap and splashback tiling and low level WC. Wood effect flooring and chrome towel radiator.

## Lounge 11' 3" x 10' 4" (3.43m x 3.15m)

Having a radiator, double glazed windows and double glazed French doors giving views and access to the paved seating area and private rear garden.

## Dining Room 10' 2" x 8' 6" (3.10m x 2.59m)

Having a radiator, double glazed window to the front elevation enjoying views towards Stafford golf course.

## Breakfast Kitchen 9' 8" x 9' 10" (2.95m x 2.99m)

Having a range of modern contemporary style units extending to base and eye level with fitted worksurfaces having an inset one and a half bowl stainless steel sink drainer with mixer tap. Range of integrated appliances including oven/grill, four ring halogen hob with stainless steel splashback and cooker hood over, washing machine, dishwasher and fridge/freezer. Wood effect



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floor, radiator, double glazed door to the side elevation and double glazed window to the rear elevation.

## First Floor Landing

Having double glazed window to the side elevation, airing cupboard and access to loft space.

## Bedroom One 11' 7" x 10' 3" (3.54m x 3.13m)

Having fitted double wardrobes with sliding mirror doors, radiator and double glazed window to the front elevation which enjoy fantastic far reaching views over Stafford golf course.

## Ensuite Shower Room

Having a white suite comprising of a tiled shower cubicle with mains fed shower, pedestal wash basin with chrome mixer tap and low level WC. Chrome towel radiator, wood effect floor, tiled walls and double glazed window to the front elevation.

## Bedroom Two 9' 11" x 9' 9" (3.01m x 2.96m)

A second double bedroom again having fitted double wardrobes with sliding mirror fronted doors, radiator and double glazed window to the rear elevation.

## Bedroom Three 9' 11" x 8' 9" (3.02m x 2.67m)

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

## Family Bathroom

Having a white suite comprising of a panelled bath with chrome mixer tap and shower over with glazed screen, pedestal wash basin with chrome mixer tap and low level WC. Chrome towel radiator, wood effect floor, part tiled walls and double glazed window to the front elevation.

## Outside - Front

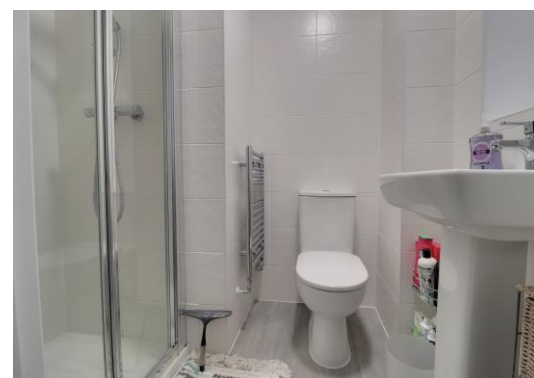
The property is approached over a double width driveway which leads to the integral single garage and gated side access leads to the rear garden.

## Integral Single Garage

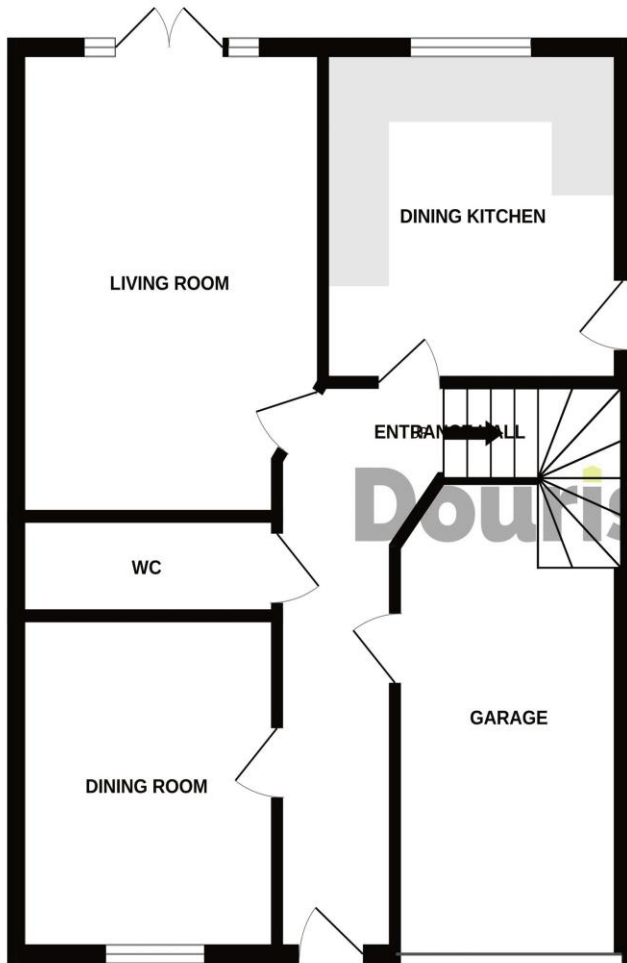
Having up and over door to the front, power, lighting and gas central heating boiler.

## Outside - Rear

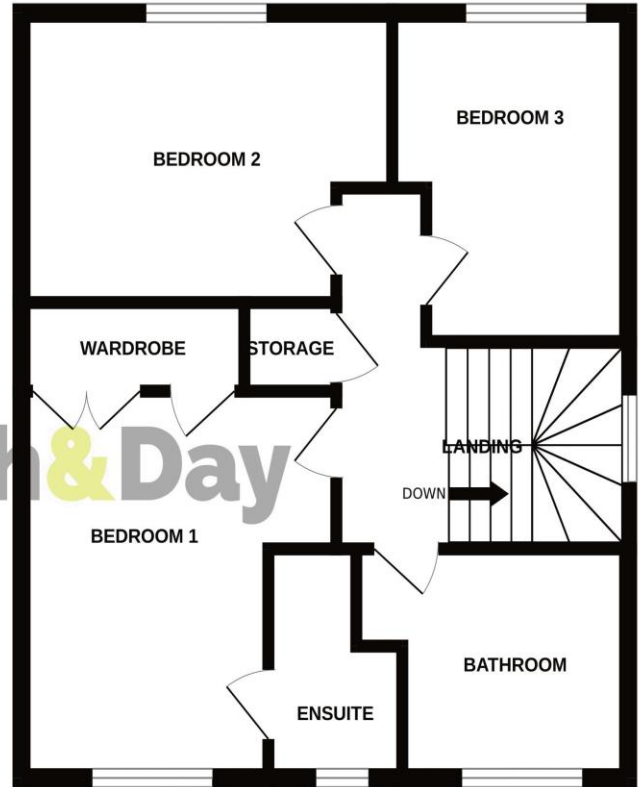
The good-sized rear garden includes a paved seating area and is mainly laid to lawn with surrounding beds.



GROUND FLOOR



1ST FLOOR



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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