



£215,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💰 COUNCIL TAX BAND: **D**

## Burleyfields Stafford

Bolsover Drive Burleyfields  
Stafford Staffordshire



**Embark on the journey to your dream family home with this inviting three-bedroom semi-detached gem, nestled in a highly desirable newly built estate.**

As you step inside, you're greeted by an inviting entrance hall leading to a modern kitchen, convenient Guest WC, and a spacious living room—creating the perfect backdrop for family gatherings and everyday living. Upstairs, three generously sized bedrooms offer ample space for the whole family, complemented by a well-appointed family bathroom—ensuring comfort and convenience at every turn. Outside, a private rear garden awaits, providing the ideal space for outdoor relaxation and entertaining. Meanwhile, the driveway to the front offers convenient off-road parking for two vehicles, adding to the home's appeal. Conveniently located close to Stafford's bustling town centre, with its array of shops, amenities, and mainline train station, this property presents an unmissable opportunity to secure your dream home with no onward chain.

- Three Bedroom Semi Detached Family Home
- Good Size Living Room & Kitchen
- Family Bathroom & Guest WC
- Driveway & Low Maintenance Rear Garden
- Close To Stafford Town Centre & Mainline Train Station
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hallway

Accessed through a double glazed entrance door, having stairs off, rising to the First Floor Landing & accommodation, wood laminate flooring & radiator.

## Guest WC 6' 2" x 2' 11" (1.88m x 0.89m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap. There is also wood laminate flooring, a double glazed window to the side elevation & radiator.

## Living Room 14' 4" x 14' 5" (4.36m x 4.40m)

A spacious living room having a useful understairs storage cupboard, wood Parquet flooring, a double glazed double door to the rear elevation & radiator.

## Kitchen 11' 1" x 7' 2" (3.37m x 2.18m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel 1.5 bowl sink/drainers with chrome mixer tap over, and a range of integrated/fitted appliances which include; double oven/grill, electric hob with extractor hood over, integrated washing machine, integrated fridge/freezer, and an integrated dishwasher. The kitchen also benefits from having splashback tiling to the walls, tiled flooring, a double glazed window to the front elevation & radiator.



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## First Floor Landing

Having an access hatch to the loft space, and internal doors off, providing access to;

### Bedroom One 13' 10" x 7' 9" (4.21m x 2.36m)

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

### Bedroom Two 11' 11" x 7' 9" (3.63m x 2.37m)

A second double bedroom, having a double glazed window to the front elevation & radiator.

### Bedroom Three 9' 1" x 6' 4" (2.76m x 1.92m)

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

### Bathroom 6' 6" x 6' 2" (1.99m x 1.89m)

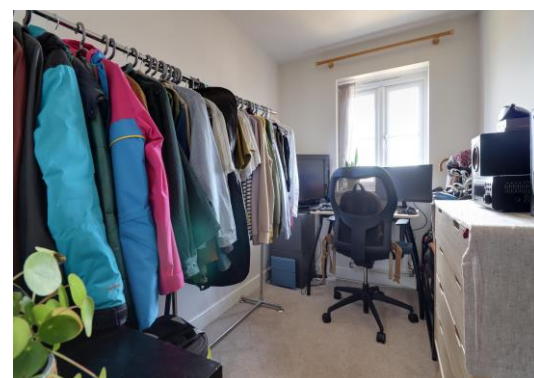
Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with chrome mixer tap and mains-fed shower over with screen to the side. The bathroom also benefits from having part-tiled walls, wood laminate flooring, a double glazed window to the front elevation & radiator.

## Outside Front

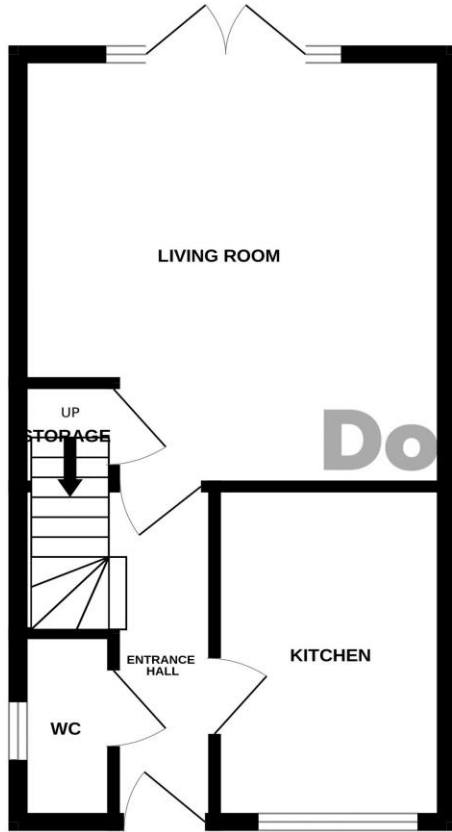
The property is approached over a paved walkway providing access to the front entrance door, and a further walkway to the side of the property providing access to the rear garden via a timber gate. There is a decorative gravelled side garden area, and separate to the property is a driveway providing ample off-street parking for several vehicles.

## Outside Rear

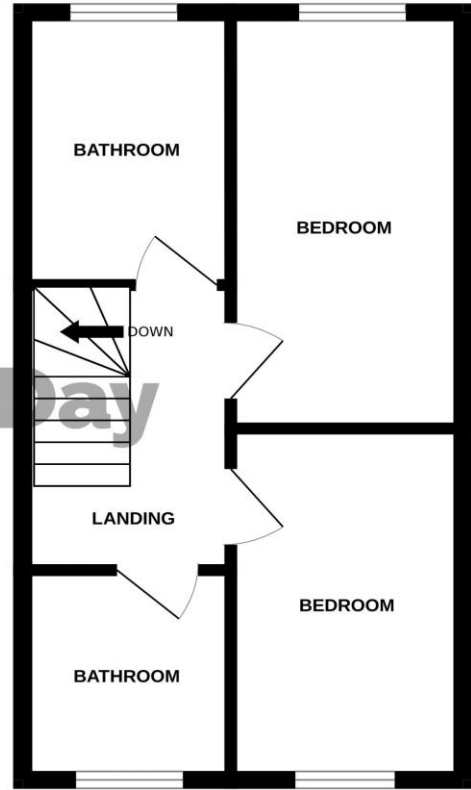
An enclosed rear garden having a paved seating area and steps leading down to a further seating area with planting beds and panelled fencing to the surrounds.



GROUND FLOOR



1ST FLOOR



Dourish&Day

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			96
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			



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