



**Offers Over £279,000**

 **TENURE:** Freehold

 **EPC RATING:** E

 **COUNCIL TAX BAND:** D

## Burton Manor Stafford

Burton Manor Road Burton Manor  
Stafford Staffordshire



*Occupying a lovely plot is this wonderful three bedroomed detached dormer bungalow has been greatly improved and provide contemporary open plan living. This home is situated in an extremely popular area of Stafford, with great commuting access to the M6 and town centre including the main line train station. Very popular schooling and nearby by shops are within walking distance.*

Internally, there is an entrance porch, hallway, generous and bright living room being open plan to the contemporary refitted kitchen diner. Ground floor bedroom and a guest WC. Meanwhile, to the first floor is complimented by a spacious landing providing a study area two further bedrooms and a refitted family bathroom. Externally, there is ample off-road parking and a good size well-manicured rear garden.

- Detached Dormer Bungalow
- Spacious Accommodation
- Three Bedrooms over Two Floors
- Bathroom & Guest WC
- Driveway & Rear Garden
- Stunning Kitchen Open Plan

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

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## Entrance Porch

Having quarry tiled flooring, door to front, and further internal door leading through into the Entrance Hallway.

## Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, radiator, a useful storage cupboard, and internal door(s) off, providing access to;

## Living Space 19' 7" x 10' 10" (5.98m x 3.29m)

A beautifully presented contemporary open-plan living space, having a feature wooden panelled wall, two double glazed windows to the front elevation, a radiator, and opening leading through to the open-plan Kitchen & Dining Area.

## Kitchen & Dining Area 29' 2" x 10' 10" (8.9m x 3.29m)

A stunning modern, contemporary styled kitchen which features a range of wall, base & drawer units with work surfaces & matching splashback upstands over, incorporating an inset sink with drainer & contrasting black & chrome contemporary styled mixer tap with extendable hose, and appliances which include a fitted electric oven/grill, an induction hob with glass splashback rising to an extraction hood over, integrated slimline dishwasher, integrated washing machine, integrated microwave oven with space available to



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accommodate further appliances. The room also benefits from having wood effect flooring, contemporary styled pendant lighting both in the kitchen & dining area, a vertical wall mounted radiator, a useful built-in storage cupboard with a further recess to accommodate a freestanding fridge/freezer, space in the dining area for a dining table & chairs, and three double glazed windows to the rear elevation.

## Side Passageway

Having external doors to both the front & rear elevations, and windows to the side elevation.

## Separate WC

Fitted with a suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer taps. The room also benefits from having vinyl flooring, part-ceramic tiled walls, and a double glazed window to the side elevation.

## Bedroom Three (Ground Floor) 12' 1" x 7' 10" (3.69m x 2.40m)

Having a double glazed window to the front elevation, a radiator, and an access point to the loft space.

## First Floor Landing

A spacious landing which has sufficient space to partially utilise as a study/home office, a useful built-in cupboard, radiator, and a double glazed window to the rear elevation

## Bedroom One 15' 0" x 12' 0" (4.56m x 3.66m)

A good sized dual-aspect double bedroom having double glazed windows to both the front & rear elevations, and a radiator.

## Bedroom Two 10' 10" x 7' 7" (3.29m x 2.32m) (maximum length measurements)

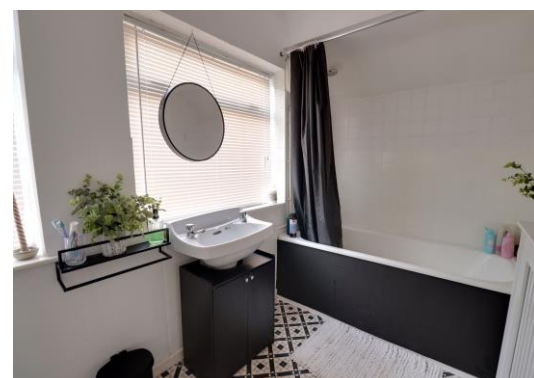
A second double bedroom which features wooden panelling to one wall, and having a double glazed window to the front elevation, and radiator.

## Bathroom

Fitted with a modern contemporary styled white suite comprising of a panelled bath with electric shower over, a pedestal wash hand basin with chrome taps, and a low-level WC. The room also has a feature wooden panelled wall, radiator, part-ceramic tiled walls, vinyl flooring, and two double glazed windows to the side elevation.

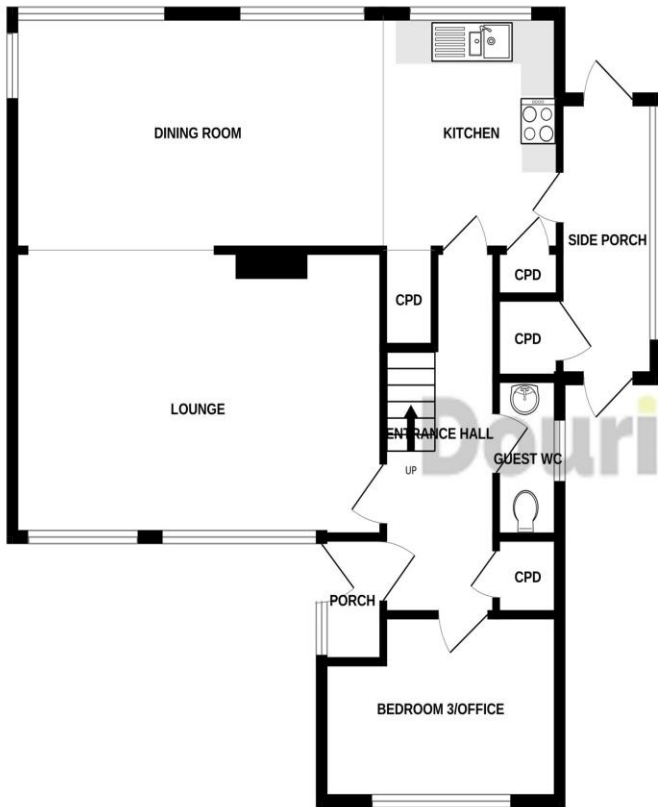
## Externally

The property sits behind a low maintenance decorative gravel covered front garden area, and is approached over a Tarmac driveway which extends to the side of the property providing ample off-street parking and access to the spacious rear garden which features a gravelled garden area, a further paved patio seating area, the majority being laid mainly to lawn with a variety of flowerbeds, plants & shrubs, and is enclosed by panelled fencing.

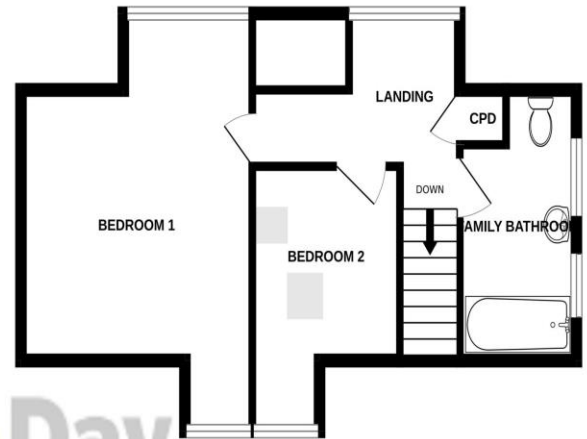




GROUND FLOOR

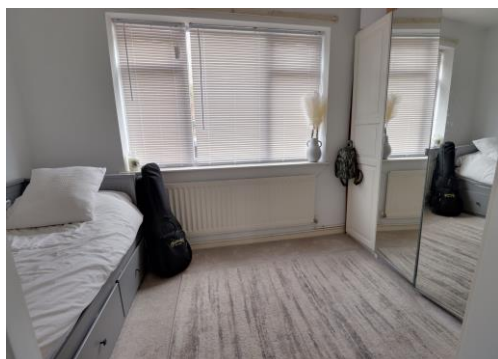


1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs (80+) <b>A</b> (65-79) <b>B</b> (50-64) <b>C</b> (35-49) <b>D</b> (20-34) <b>E</b> (5-19) <b>F</b> (1-4) <b>G</b>			
England & Wales		53	77
EU Directive 2002/91/EC			
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