



Offers Over £290,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Burleyfields Stafford

Martin Drive Burleyfields
Stafford Staffordshire



It's time to showcase your strength and seize the opportunity with this remarkable, recently constructed three-bedroom detached home located in the sought-after area of Burleyfields. Situated in an enviable position, this property boasts a beautifully designed contemporary rear garden.

Conveniently positioned, it's just a short drive or stroll to Stafford Town Centre, offering a range of shops, amenities, and the mainline railway station for easy commuting. Inside, the layout comprises an inviting entrance hallway, a convenient guest W.C., a spacious living room, a separate dining area, and a sleek modern kitchen. Upstairs, you'll find three bedrooms, including an en-suite shower room, and a family bathroom. Outside, the property features a generously sized rear garden, a double-width driveway, and an integrated single garage.

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

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Storm Porch

Having a double glazed door leading to:

Entrance Hall

Having stairs to the first floor landing, radiator and luxury vinyl flooring.

Guest WC 3' 5" x 8' 5" (1.05m x 2.56m)

Having a white suite comprising of a pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, luxury vinyl wood effect flooring and chrome towel radiator.

Living Room 14' 10" x 10' 5" (4.52m x 3.18m)

A spacious living room having a radiator, luxury vinyl flooring and double glazed double doors giving views and access to the rear garden.

Dining Room 10' 0" x 8' 6" (3.05m x 2.59m)

Having a radiator, luxury vinyl flooring and double glazed window to the front elevation.

Kitchen 9' 9" x 9' 8" (2.98m x 2.95m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset composite sink unit with chrome mixer tap. Range



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of integrated appliances including an oven, four ring gas hob with a cooker hood over, dishwasher and fridge/freezer. Tiled splashbacks, luxury vinyl flooring, radiator, double glazed window to the rear elevation and a double glazed door to the side elevation.

First Floor Landing

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

Bedroom One 13' 9" x 10' 3" (4.19m x 3.13m)

A double bedroom having a radiator and double glazed window to the front elevation.

Ensuite Shower Room 6' 7" x 4' 9" (2.00m x 1.46m)

Having a white suite comprising of a shower cubicle with a fitted mains shower, pedestal wash hand basin with chrome mixer tap and close coupled WC. Tiled walls, tiled floor, radiator. and double glazed window to the front elevation.

Bedroom Two 9' 9" x 11' 7" (2.98m x 3.54m)

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

Bedroom Three 9' 11" x 8' 11" (3.03m x 2.71m)

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

Family Bathroom 6' 6" x 8' 4" (1.98m x 2.54m)

Having a white suite comprising of a panelled bath with mains shower over and a waterfall style shower head with a glazed screen and chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Tiled walls, tiled floor, chrome towel radiator and double glazed window to the front elevation.

Outside - Front

The property is approached over a double-width drive with an additional gravelled patch to the side providing additional parking. There is a wall mounted EV charger. The drive leads to:

Garage 14' 3" x 7' 8" (4.34m x 2.33m)

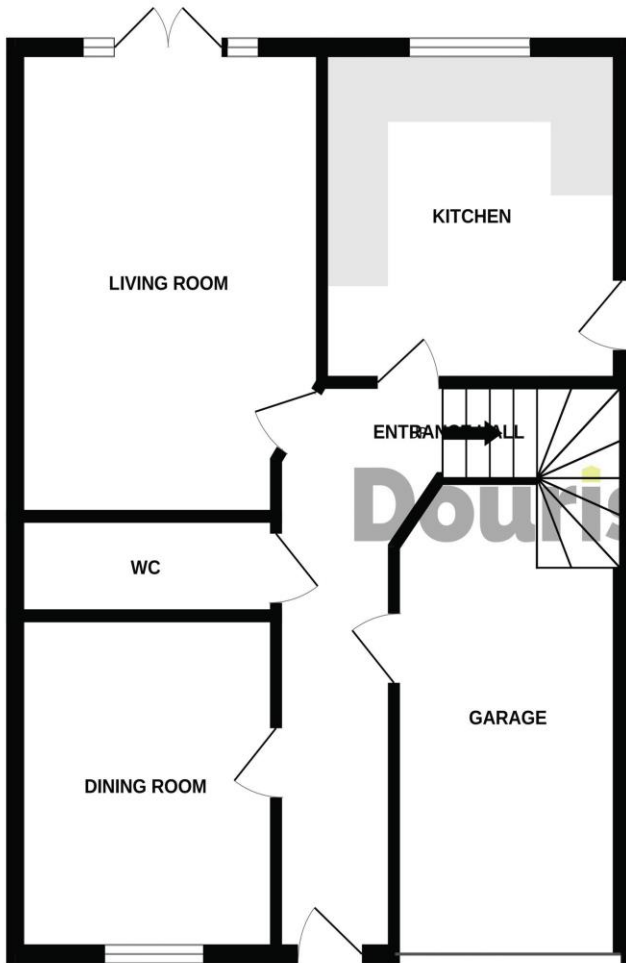
Having an up and over door, wall mounted gas central heating boiler, power and lighting.

Outside - Rear

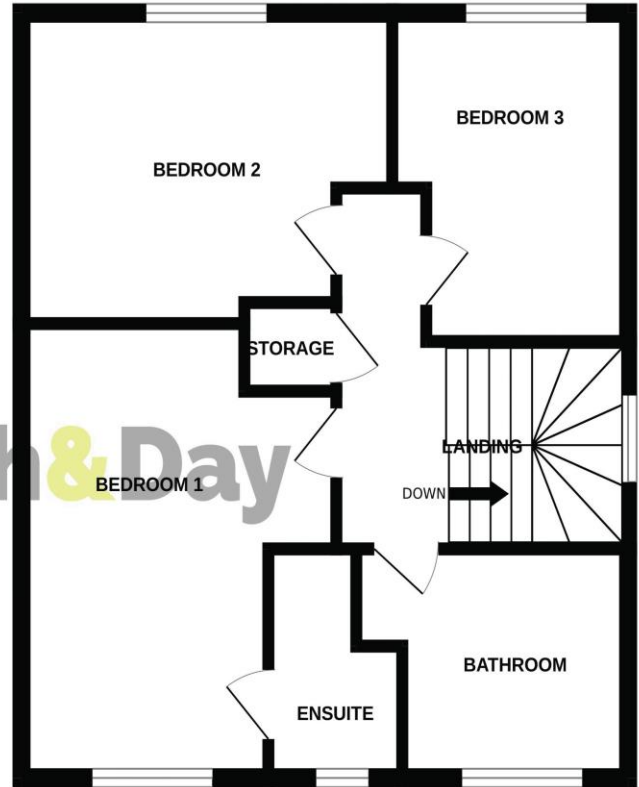
Being accessed from the side through a wooden gate, the stunning landscaped rear garden is mainly porcelain tiled extensive patio with a feature inset seating area and having wooden wrap-around seats and a decorative pebbled area with external outdoor sockets and the remainder of the garden is enclosed by panel fencing.



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|---------|---------|-----------|
| Very energy efficient - lower running costs | (92+) | | 94 |
| A | (81-91) | | |
| B | (69-80) | | 83 |
| C | (55-68) | | |
| D | (39-54) | | |
| E | (21-38) | | |
| F | (11-20) | | |
| G | (1-10) | | |
| Not energy efficient - higher running costs | | | |

England & Wales EU Directive 2002/91/EC
www.epcrea.com

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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