



£415,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: D

Burton Manor Stafford

Burton Manor Road Burton Manor
Stafford Staffordshire



Take a look at this impressively sized and immaculately presented detached home, set in large well manicured gardens with ample off road parking to the front.

Having spacious internal accommodation you'll be seriously impressed with what this outstanding home has to offer. There's a good size entrance porch, inviting hallway, sitting room, generous lounge, breakfast kitchen, large dining conservatory, utility, ground floor shower room, ground floor bedroom with a W/c ensuite. The first floor is complimented by a bright gallery landing, three double bedrooms and a good size family bathroom. You won't want to miss this exceptional opportunity, they don't come like this anywhere near often enough! Book your viewing now.

- Immaculate & Stunning Detached Home
- Spacious Accommodation & Greatly Improved
- Three First Floor Bedrooms & Family Bathroom
- Additional Ground Floor Bedroom & En-suite
- Two Reception Rooms & Large Conservatory
- Breakfast Kitchen & Utility/Ground Floor Shower

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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hello@dourishandday.co.uk



Entrance Porch

Being accessed through a double glazed sliding patio door with further double glazed window and tiled floor. An internal double glazed door leads to:

Entrance Hallway

An inviting entrance hall which is both bright and spacious and having a turned staircase to first floor with understairs storage recess and double glazed window to the side elevation.

Sitting Room 11' 11" x 11' 11" (3.63m x 3.62m)

Having a feature fireplace within a decorative surround, ceiling coving and double glazed walk-in bay window to the front elevation.

Living Room 15' 10" x 11' 11" (4.83m x 3.64m)

Having an inset electric feature fire with a marble surround and hearth, ceiling coving, radiator and double glazed window to the front elevation. A double glazed sliding patio door leads to:

Conservatory 28' 10" x 9' 11" (8.79m x 3.03m)

A very spacious conservatory which could also be utilised as a dining room and having a double glazed door to the front elevation and two double glazed French doors giving views and access to the rear garden. There are double glazed windows overlooking the garden, additional base units with fitted work surfaces and having integrated fridge and dishwasher plus space for a wine cooler.



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Kitchen 11' 11" x 11' 5" (3.62m x 3.47m)

Having a range of modern, smart units extending to base and eye level with fitted work surfaces having inset one and a half bowl sink unit with mixer tap and tiled splashbacks. Fitted oven, five ring hob and integrated fridge/freezer. Space for table and chairs, laminate floor, radiator, double glazed window to the rear elevation.

Lobby / Utility 8' 11" x 3' 8" (2.71m x 1.11m)

Having a range of base units with fitted work surfaces over and inset sink unit with chrome mixer tap and tiled splashbacks. Space for washing machine, tiled floor, double glazed window to the side elevation and double glazed door to the rear elevation.

Refitted Ground Floor Shower Room 5' 9" x 5' 5" (1.74m x 1.64m)

Having a suite which includes an aqua panelled shower cubicle with fitted shower and screen, vanity wash hand basin with cupboard beneath and chrome mixer tap and low level WC. Tiled floor and double glazed window to the rear elevation.

Ground Floor Bedroom 13' 9" x 7' 1" (4.20m x 2.16m)

Having a vaulted ceiling with inset downlights, two skylights, radiator and double glazed walk-in bay window to the front elevation.

En-Suite WC Room 5' 0" x 4' 4" (1.53m x 1.33m)

Being refitted and having a suite which includes a vanity wash hand basin with vanity cupboard beneath and chrome mixer tap and low level WC with enclosed cistern. Tiled walls, wall mounted mirrored cabinet, downlights, extractor fan and chrome towel radiator.

First Floor Landing

A spacious galleried landing having a large double glazed window to the side elevation, access to loft space, airing cupboard and further storage cupboard.

Bedroom One 12' 8" x 9' 10" (3.85m x 3.00m)

A good-sized main bedroom having built-in wardrobes, radiator and double glazed walk-in bay window to the front elevation.

Bedroom Two 11' 8" x 10' 1" (3.55m x 3.08m)

A further generous bedroom having fitted wardrobes with sliding mirror fronts, radiator and double glazed window to the rear elevation.

Bedroom Three 12' 0" x 9' 1" (3.65m x 2.76m)

Yet again, a further good-sized bedroom having fitted wardrobes with sliding mirror fronts, radiator and double glazed window to the rear elevation.

Family Bathroom 8' 10" x 6' 4" (2.70m x 1.93m)

Having a suite comprising of a generous sized corner bath, pedestal wash hand basin with mixer tap and low level WC. Radiator, downlights, extractor fan wall mounted mirrored cabinet, tiled floor, towel radiator and double glazed window to the front elevation.

Outside Front

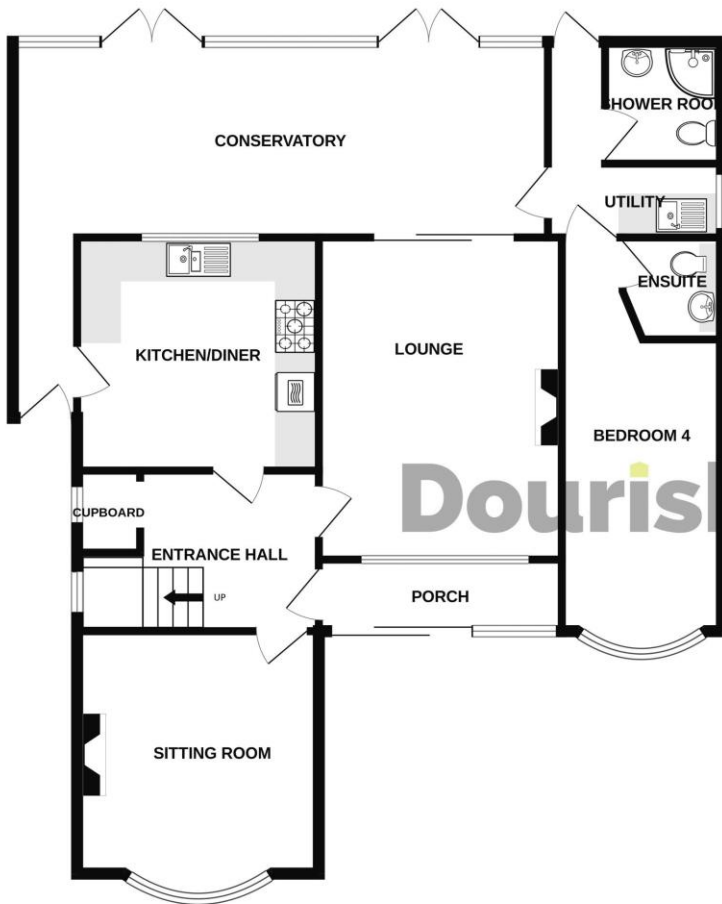
The property has a generous sized tarmac driveway which provides ample off road parking and a front lawn with gravelled borders and hedging. There is a front pedestrian wrought iron gate.

Outside Rear

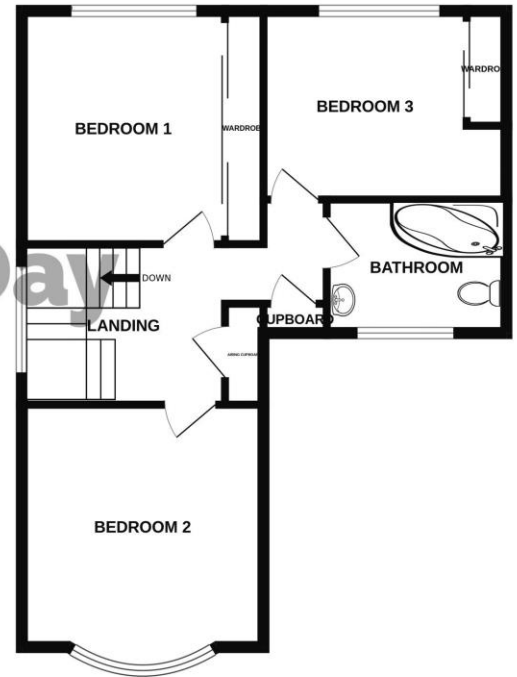
The well manicured and landscaped gardens are of a good size include a block paved patio overlooking the remainder of the garden being mainly laid to lawn with woodchip borders. There is room for a garden shed and numerous summerhouses, hedging and panel fencing encloses the garden which also has an array of beds containing plants and shrubs.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		54	76
<small>Full energy efficient - higher running costs</small> England & Wales		<small>EU Directive 2002/91/EC</small> 	
<small>www.epcrea.com</small>			

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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