



£200,000

KEY TENURE: **Freehold** EPC RATING: **B** COUNCIL TAX BAND: **B**

Burleyfields Stafford

Martin Drive Burleyfields
Stafford Staffordshire

 **2**  **1**  **1**

Welcome to this impeccably presented two-bedroom end-of-terrace home—a haven for first-time buyers seeking a move-in ready residence without the hassle of modernizing. Situated in a newly built estate, you can bypass lengthy completion dates and settle in effortlessly.

Step inside to discover an inviting entrance hall, convenient guest WC, a well-appointed kitchen, and a spacious living room—all thoughtfully arranged on the ground floor. Upstairs, two double bedrooms await, along with a stylish bathroom, providing ample space for comfort and relaxation. Outside, the property boasts off-road parking and a private rear garden—perfect for enjoying outdoor moments in peace and tranquillity. Whether you're a first-time buyer or downsizer, this property offers the perfect blend of modern living and convenience. Don't miss out—call us today to arrange your viewing appointment and take the first step towards making this delightful home yours.

- Well Presented Throughout
- Located On A New Build Estate
- Living Room, Kitchen & Guest WC
- Two Double Bedrooms & Bathroom
- Driveway & Private Rear Garden
- Close To Stafford's Town Centre & Mainline Train Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed composite entrance door, and having stairs off, rising to the first floor landing & accommodation, wood effect luxury vinyl flooring, and a radiator.

Guest WC 5' 1" x 2' 11" (1.56m x 0.88m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap. Additionally, there is wood effect luxury vinyl flooring, splashback tiling around the suite area, radiator, and a double glazed window to the side elevation.

Kitchen 9' 10" x 6' 1" (3.00m x 1.86m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over to three sides incorporating an inset stainless steel 1.5 bowl sink/drainer with chrome mixer tap over, and a range of integrated/fitted appliances including a single electric oven/grill, a 4-ring gas hob with extractor hood above, and integrated washing machine/dryer combo, integrated fridge/freezer & dishwasher. The kitchen also has luxury wood effect flooring, a double glazed window to the front elevation & inset plinth heating. The kitchen also accommodates a wall mounted gas central heating boiler which is concealed within a cupboard,



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Living Room 12' 1" x 13' 1" (3.69m x 4.00m)

A good sized living room, having useful understairs storage, a radiator, and double glazed French doors providing views and access out to the rear garden.

First Floor Landing

Having a double glazed window to the side elevation, radiator, an access hatch to the loft space, and internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 8' 3" x 13' 1" (2.52m x 4.00m)

A double bedroom, having a built-in storage cupboard above the stairs, two double glazed windows to the front elevation & radiator.

Bedroom Two 6' 9" x 13' 1" (2.07m x 3.98m)

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

Bathroom 6' 3" x 6' 3" (1.90m x 1.91m)

Fitted with a white suite comprising of a low-level WC, a contemporary styled wash hand basin with chrome mixer tap over & storage beneath, and a panelled bath with chrome mixer-fill tap & shower over with a shower screen to the side. Additionally, there is wood effect luxury vinyl flooring, a chrome towel radiator, and tiled walls.

Outside Front

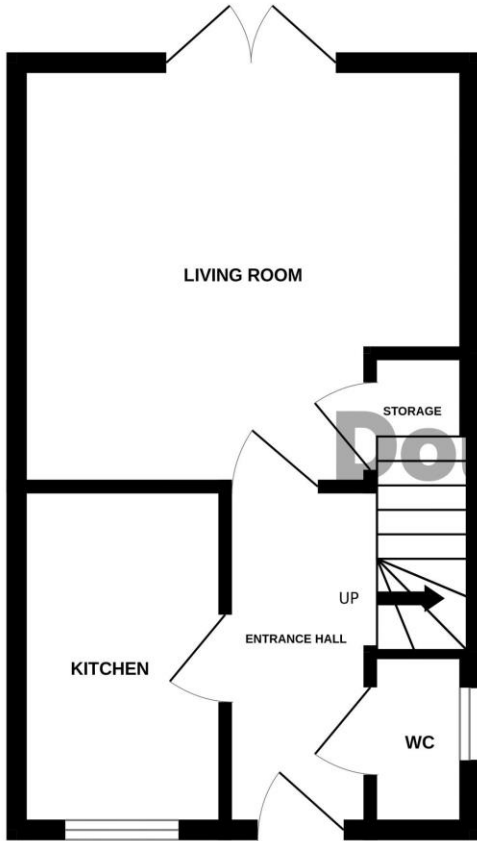
The property is approached over a driveway which provides vehicle parking for two vehicles. There is gated access to the side of the property which leads to the rear garden. There is also a small decorative gravelled garden area.

Outside Rear

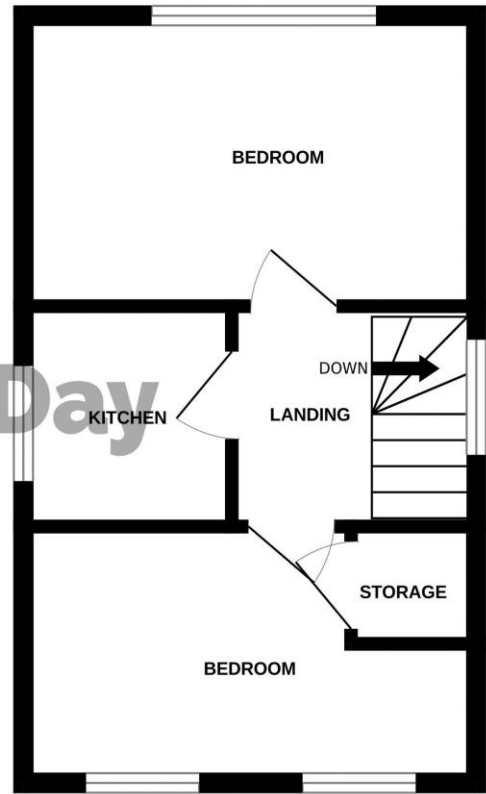
An enclosed rear garden featuring a patio seating area leading onto a lawned garden, a decorative gravelled garden area to the side. The garden is enclosed by panelled fencing.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			98
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Less energy efficient - higher running costs		83	
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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