



£265,000

🔑 TENURE: Freehold

📊 EPC RATING:

💷 COUNCIL TAX BAND:

## Burleyfields Stafford

Plot 35 The Archford, The Lapwings Martin Drive  
Burleyfields



Introducing The Archford, this beautiful new build located on the new David Wilson Home Development. This three bedroom home located on a highly desirable new build development, with beautiful walks scenic walks around the large development. There are an array of local amenities and offers fantastic commuting links with easy access to Stafford's Town Centre which has shops, bars and a mainline train station which you can be in Huston Station in just over an hour. Step inside and discover an Entrance hall, Guest WC, Living Room & Kitchen/Dining Room all located to the ground floor. Ascending to the first floor there are three bedrooms with an ensuite to the master and a family bathroom. Externally the property offers off road parking and an enclosed private rear garden. Properties like these are selling fast so don't hang around and call us today.

- Three Bedroom Home
- Living, Guest WC & Kitchen/Dining Room
- Three Bedrooms, With Ensuite To Bedroom One
- Driveway & Private Rear Garden
- Beautiful Walks Around The Large Development
- Close Proximity To Doctors & Stafford County Hospital & Stafford Town

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Energy Performance

Homes on this development meet the latest building regulations, which set the standards for energy performance and carbon emissions. New build homes are increasingly more energy efficient with 85% achieving an A or B EPC rating compared to less than 5% of older properties. You could save up to £2,575 a year on bills!

## Local Area

Stafford is a town rich in history and character with beautiful architecture. There's a wealth of restaurants, bars, bistros and coffee shops. You'll love eating lunch by the waterfront or taking a picnic to Stafford Castle. Find your dream home at The Lapwings, a luxury collection of new homes just a mile from Stafford town centre. You'll love our distinctive street scenes with wildlife-friendly features. And selected homes include solar panels. The town centre is a 6 minute drive away and benefits from a great range of shops, bars and restaurants. For days out, jump on a train direct to Stoke, Birmingham or Manchester.



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## Local Amenities

You'll find everything you need within easy reach: Sainsbury's, ASDA, Aldi and Lidl are around a 5 minute drive (less than 1 miles) Beaconside Health Centre Stafford A&E Hospital St Paul's CofE Primary – Outstanding Ofsted , Sir Graham Balfour – Good Ofsted, Stafford Grammar School Stafford Leisure Centre and Victoria Park Brocton Hall Golf Club

**Living Room** 15' 1" x 12' 3" (4.60m x 3.74m)

**Kitchen/Dining Room** 15' 7" x 10' 10" (4.75m x 3.31m)

**Guest WC** 5' 1" x 3' 5" (1.56m x 1.05m)

**Bedroom One** 10' 7" x 10' 9" (3.23m x 3.27m)

**Ensuite** 4' 6" x 6' 11" (1.38m x 2.11m)

**Bedroom Two** 8' 1" x 12' 9" (2.47m x 3.89m)

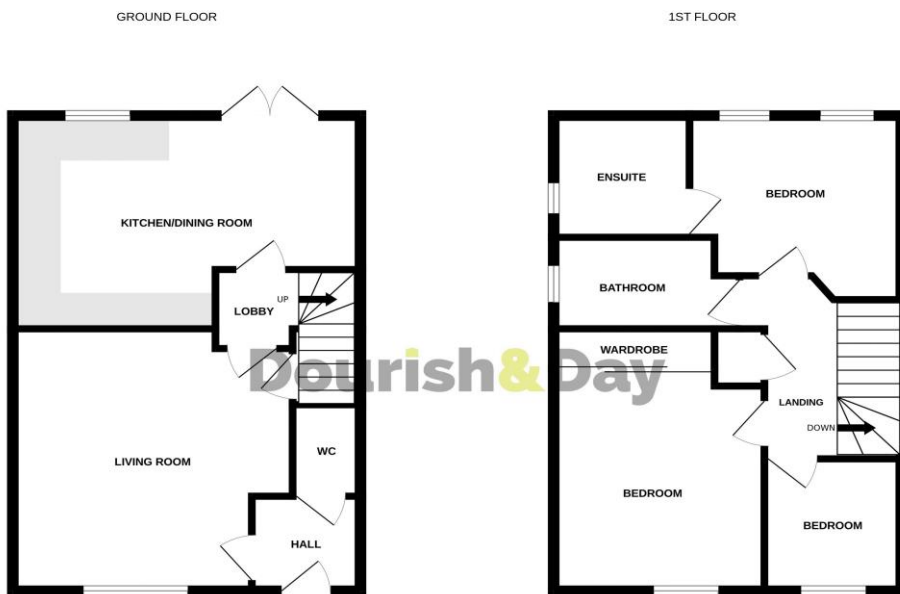
**Bedroom Three** 7' 6" x 7' 2" (2.28m x 2.18m)

**Bathroom** 5' 11" x 7' 2" (1.81m x 2.18m)

## Agent Note

Images and descriptions used in this marketing are not specifically representative of the property being sold but have been taken of a similar David Wilson home on the development. All buyers are advised to make arrangements to view the specific property being sold to ascertain the internal finish.





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.  
Made with Metropix 12/2024



Energy Efficiency Rating	
Band	Estimated Energy Cost (£/year)
A	£100-120
B	£120-140
<b>C</b>	<b>£140-160</b>
D	£160-180
E	£180-200
F	£200-220
G	£220-250

**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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