



Offers Over £400,000

 TENURE: Freehold

 EPC RATING: TBC

 COUNCIL TAX BAND: D

Burton Manor Stafford

Burton Manor Road Burton Manor
Stafford Staffordshire



Be the lord of your own manor—well, this may not be a manor house, but you will certainly feel overjoyed with the spectacular garden plot and the perfect location. This beautifully presented bungalow offers great access to Stafford Town Centre.

The layout includes an entrance hallway, a welcoming living room, a conservatory, a spacious kitchen/dining room, a utility room, a guest WC, three comfortable bedrooms, and a modern shower room. Outside, a large driveway provides ample parking space and continues down the side of the property, leading to a carport and garage stores. The true highlight of this property is the expansive, private lawned garden, a perfect haven for enjoying warm summer evenings. Homes like this, with such exceptional features and in such a sought-after location, rarely stay on the market for long. This is a real gem, so don't miss out—call us today to arrange your viewing!

- Large Detached Three Bedroom Bungalow
- Beautifully Presented Throughout
- Good Size Kitchen/Dining Room & Utility
- Living Room, Large Conservatory & Guest WC
- Three Bedrooms & Family Shower Room
- Driveway, Carport, Front & Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hall

Being accessed through a double glazed composite entrance door and having a double glazed window, access to loft space, wooden flooring, radiator and useful storage cupboard.

Living Room 15' 1" x 15' 11" (4.59m x 4.86m)

A spacious living room having a log burning stove set within the chimney breast having a slate heart. Radiator, wooden floor and double glazed windows to the front, side and rear elevations.

Kitchen / Dining Room 20' 11" x 12' 4" (6.38m x 3.75m)

A spacious kitchen / diner which is the real hub of the home having a gas fire set within the chimney breast with a feature brick hearth. The kitchen includes a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink unit with a chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with a cooker hood over. Spaces for further appliances, tiled splashbacks, radiator, wood effect Karndean flooring, recessed downlights, double glazed window to the rear elevation and double glazed door to giving views and access to the rear garden.

Utility Room 5' 8" x 7' 7" (1.73m x 2.32m)

Having a range of matching units extending to base and eye level with wooden work surfaces and inset Belfast sink with chrome mixer tap. Spaces for



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appliances, part tiled walls, wood effect Karndean flooring and double glazed window to the side elevation.

Office / Bedroom 8' 7" x 7' 8" (2.61m x 2.33m)

A versatile room which is currently being used as an office and having a radiator, double glazed window to the side elevation and double glazed double doors leading into:

Conservatory 20' 3" x 10' 6" (6.16m x 3.19m)

Of brick base construction, the large conservatory includes a radiator, double glazed windows and double glazed double doors giving views and access to the rear garden.

Rear Lobby

Having an internal door to the garage

Guest WC 3' 11" x 8' 8" (1.20m x 2.65m)

Having a white suite which includes a wash hand basin set in a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Radiator and double glazed window to the rear elevation.

Bedroom One 11' 10" x 11' 10" (3.61m x 3.61m)

A spacious double bedroom having fitted double wardrobes with integrated drawers, radiator and double glazed window to the front elevation.

Bedroom Two 8' 11" x 10' 0" (2.73m x 3.04m)

A second double bedroom having a useful storage cupboard housing the gas central heating boiler, radiator and double glazed window to the side elevation.

Shower Room 7' 10" x 6' 9" (2.38m x 2.06m)

Having a white suite comprising of a shower cubicle with fitted electric shower and glazed screen, wash hand basin set in a vanity unit with a chrome mixer tap and cupboard beneath and a WC with an enclosed cistern. Tiled walls, tiled floor, chrome towel radiator and double glazed window to the front elevation.

Outside - Front

The property is approached through iron gates which leads to the block paved and gravelled driveway which provides ample off-road parking. The remainder of the generous sized garden is mainly laid to lawn and there are an abundance of trees, shrubs and plants. A gate at the side leads to the rear garden. The drive leads to:

Carport

Providing additional off-road parking and leading to:

Garage 11' 9" x 9' 1" (3.57m x 2.76m)

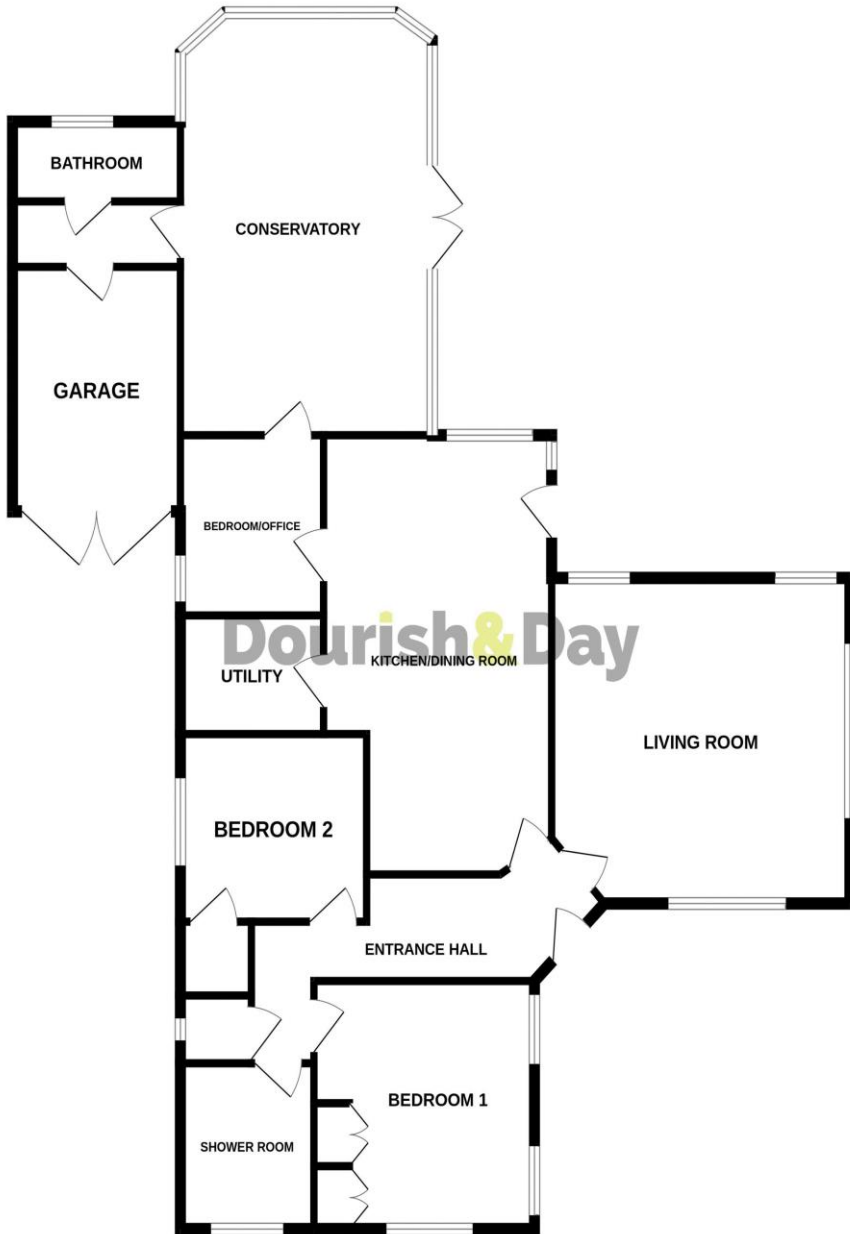
Having an electric double wooden doors to the front, power, lighting and an internal door to the rear lobby.

Outside - Rear

There is a brick seating area overlooking the remainder of the large garden which is predominately laid to lawn having an array of trees, shrubs and plants. There are decorative planting bed area and towards the rear of the garden is a pergola with a decked seating area. The garden shed is included in the sale and the garden is enclosed by panel fencing and hedging.



GROUND 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	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

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