


£220,000

 TENURE: Freehold

 EPC RATING: C

 COUNCIL TAX BAND: B

Burton Manor Stafford

Chestnut Drive Burton Manor
Stafford Staffordshire



Don't miss out on this fantastic three-bedroom family home on Chestnut Drive—it's sure to be snapped up quickly! Located in a sought-after cul-de-sac, this semi-detached property offers off-road parking and a private rear garden, making it perfect for families.

Step inside to find an inviting entrance hallway with a guest WC, a spacious living room, and a modern breakfast kitchen with patio doors opening to the garden, ideal for entertaining. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with an en-suite, plus a family bathroom. Situated in the highly desirable Burton Manor area, this home is just a short drive from Stafford's bustling town centre, offering a range of shops and amenities, as well as a mainline train station—ideal for commuters. Properties like this are rare, so call us today to arrange your viewing before it's too late!

- Three Bedroom Semi Detached Family Home
- Three Bedrooms & Bathroom
- Spacious Lounge & Kitchen Breakfast
- Good Sized Private Rear Garden
- Driveway For Two Vehicles & No Onward Chain
- Well Regarded & Convenient Location

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Entrance Hall

Accessed Through a double glazed door leading into entrance hall having wood effect laminate floor, radiator, stairs off to the first floor landing, door to lounge and door leading to guest wc.

Guest WC 2' 9" x 5' 9" (0.84m x 1.75m)

Comprising of a wash hand basin with splash back tiling, low level wc, radiator and double glazed window to the front elevation.

Lounge 17' 7" x 11' 3" (5.36m x 3.44m)

A spacious and light lounge having wood effect laminate floor, Adams style fire surround with marble effect inset and hearth housing pebble effect electric fire, two radiators, under stairs storage cupboard, double glazed bay window to the front elevation and opening into dining/kitchen.

Kitchen & Dining Space 8' 9" x 14' 8" (2.67m x 4.48m)

A good size dining/kitchen comprising wall mounted Shaker style units, worktop incorporating a four ring gas hob with extractor over, sink drainer with chrome mixer tap, matching base units with integrated oven, space for fridge freezer and plumbing for washing machine and dishwasher. Splash back tiling,



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ceramic tiled flooring, radiator, double glazed window and double glazed patio doors leading to the paved seating area and private rear garden.

First Floor Landing

First floor landing having access to airing cupboard, double glazed window to the side elevation and access to loft space.

Bedroom One 11' 7" x 11' 4" (3.53m x 3.46m)

Having radiator, double glazed window to the front elevation and door to en-suite.

En-suite (Bedroom One) 8' 0" x 3' 1" (2.44m x 0.95m)

Having high gloss ceramic tiled floor, splash back tiling, pedestal wash hand basin, low level WC, PVC panelled shower cubicle housing mains fed shower, chrome towel radiator, double glazed window to the front elevation.

Bedroom Two 10' 2" x 8' 11" (3.1m x 2.71m)

Bedroom two having radiator and double glazed window to the rear elevation.

Bedroom Three 5' 7" x 7' 2" (1.71m x 2.18m)

Having radiator and double glazed window to the rear elevation.

Bathroom 6' 6" x 5' 7" (1.97m x 1.69m)

Comprising panelled bath with folding glass shower screen with mains shower over, low level wc, pedestal wash hand basin, chrome towel radiator, ceramic tiled floor, splash back tiling.

Outside Front

Approached over a double width driveway providing ample off road parking for two vehicles. There is a front lawned garden and a side pedestrian gate what gives access to the rear elevation.

Outside Rear

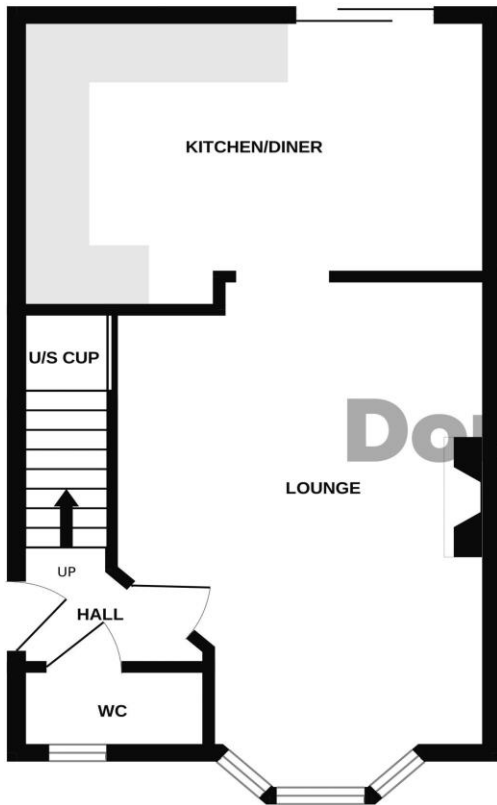
Having a paved slabbed seating area leading to a lawned garden, two external water taps, garden shed and the garden is enclosed by rear fence panels.

ID Checks

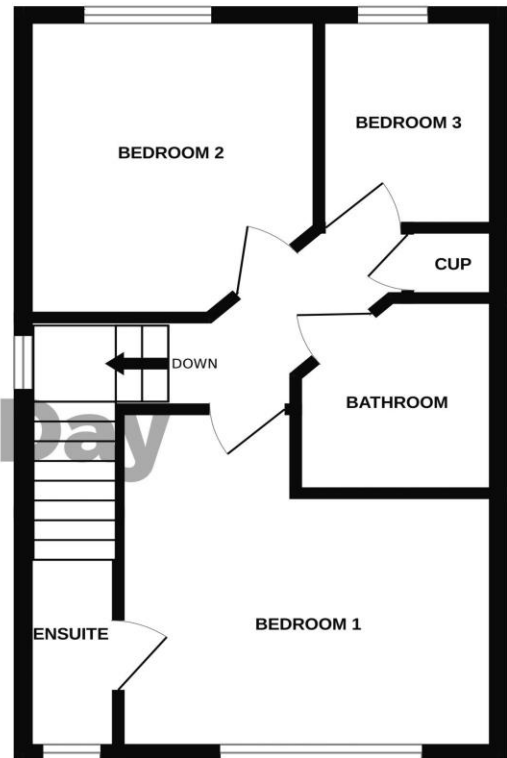
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GROUND FLOOR



1ST FLOOR



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