



Offers Over £300,000



TENURE: Freehold



EPC RATING: D



COUNCIL TAX BAND: C

## Burton Manor Stafford

Hearn Court Burton Manor  
Stafford Staffordshire

*Calling all property searchers! Are you looking for your next forever family home with space for the whole family? Then look no further than this four bedroom semi-detached family home.*

Internally comprising of an entrance hall, living room, sitting room, guest WC, open plan kitchen/dining/family room and utility all located to the ground floor. Ascending to the first floor there are four spacious bedrooms with an en-suite and dressing room to the master bedroom and a family bathroom. Externally the property is approached over a large driveway providing ample off road parking for several vehicles, a garage and an enclosed private garden. Properties like these don't often come to market so take full advantage. Call us today to arrange your viewing appointment.



4



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3

- Four Bedroom Semi-Detached Family Home
- Living Room, Sitting Room & Guest WC
- Open-Plan Kitchen/Dining/Family Room
- Four Bedrooms, En-suite & Family Bathroom
- Driveway, Garage & Enclosed Private Rear Garden
- Located In A Highly Desirable Area

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



## Entrance Hall

Accessed through a double glazed composite door with stairs leading up to the first floor landing, understairs storage cupboard, quarry tiled flooring and radiator.

## Guest WC 5' 10" x 2' 10" (1.79m x 0.87m)

Having a wash basin with chrome mixer tap, close coupled WC, quarry tiled flooring, part tiled splashbacks and double glazed window to the side elevation.

## Living Room 16' 0" x 10' 11" (4.87m x 3.34m)

A spacious living room having a multi fuel burner stove set into the chimney breast with a slate hearth, radiator, double glazed bow window to the front elevation and double glazed double doors leading to the rear elevation.



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## **Sitting Room** 12' 8" x 10' 11" (3.86m x 3.33m)

Having a radiator, wood effect laminate flooring, double glazed bay window to the front elevation and double glazed window to the side elevation.



## **Kitchen/Dining/Family Room** 25' 0" x 14' 10" (7.62m x 4.51m)

An open plan kitchen/dining/family room having a multi fuel stove set onto a glass base. The kitchen comprises of a range of matching base and eye level units with fitted work surfaces and an inset stainless steel single bowl sink unit with chrome mixer tap. Range of built-in cooking appliances including a double oven with a five ring gas hob and double cooker hood over, additional integrated appliances include a dishwasher. Wood effect tiled porcelain flooring, downlights, radiator, double glazed windows to both side elevations and double glazed double doors leading to the rear elevation.



## **Utility Room** 11' 3" x 6' 4" (3.42m x 1.93m)

Having a range of matching base units with fitted countertops, undercounter space for plumbed appliances, wall mounted gas central heating boiler, cloak room, quarry tiled flooring and double glazed door to the side elevation.

## **First Floor Landing**

A spacious landing having access to loft space, airing cupboard with shelving and double glazed window to the side elevation.



## **Bedroom One** 16' 1" max x 12' 6" (4.91m max x 3.82m)

A spacious double bedroom having a radiator and double glazed window to the rear elevation.

## **Dressing Room** 7' 8" x 4' 7" (2.34m x 1.40m)

A versatile space currently being used as a dressing room having a storage cupboard and wood effect flooring.



## **En-suite** 5' 3" x 7' 10" restricted head height (1.59m x 2.39m restricted head height)

Having a white suite comprising of a freestanding lion claw bathtub with chrome mixer tap, separate mains fed shower set into a cubicle with glazed shower screen, pedestal wash hand basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled flooring, downlights and skylight.

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#### **Bedroom Two** 10' 11" x 10' 11" (3.34m x 3.33m)

A second double bedroom having a radiator and double glazed window to the front elevation.

#### **Bedroom Three** 7' 0" x 11' 1" (2.13m x 3.39m)

A third bedroom having a radiator and double glazed window to the front elevation.

#### **Bedroom Four** 8' 8" x 11' 1" restricted head height (2.64m x 3.39m restricted head height)

Having a radiator and double glazed window to the rear elevation.

#### **Bathroom** 5' 5" x 6' 9" (1.65m x 2.06m)

Having a white suite comprising of a panel bath with mains fed shower over a glazed shower screen and chrome mixer tap, pedestal wash hand basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled flooring, radiator and double glazed window to the side elevation.



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## Outside - Front

Approached over a large, gravelled driveway providing ample off road parking for several vehicles and a side entry that leads up to a detached garage.

## Outside - Rear

Enclosed by wooden fence panelling having a paved seating area with steps leading onto a lawned garden, additional gravelled seating area, garden shed and access through a wooden side gate that leads to the front elevation.

## Garage 16' 0" x 9' 1" (4.88m x 2.78m)

Having an up and over door, power and lighting and double glazed door leading to the rear elevation.

## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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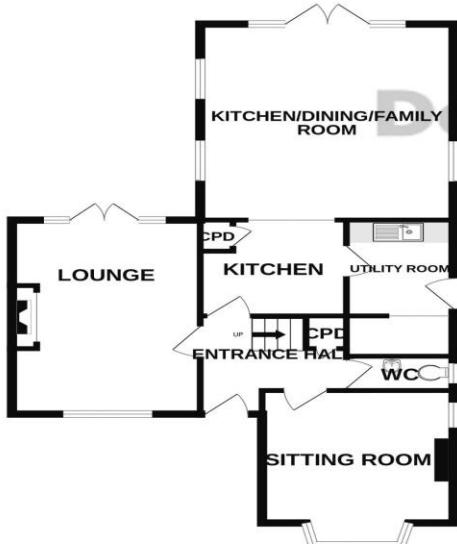
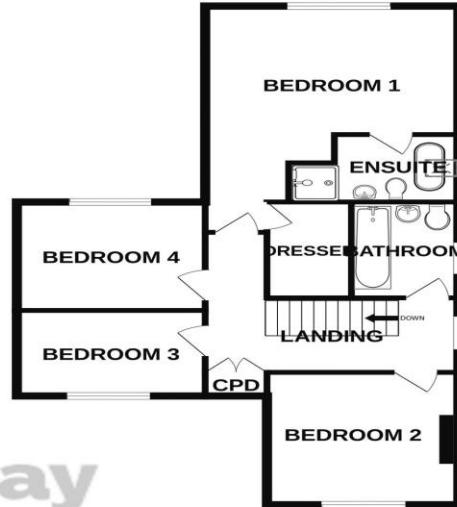
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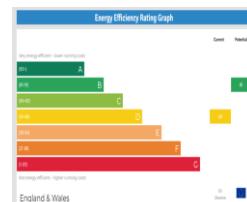
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GROUND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.

1ST FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.3 sq.m.) approx.  
 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 and fixtures mentioned should have been tested and no guarantee as to their operability or efficiency can be given.  
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