



The Maples & The Pines *at Burleyfields*

STAFFORD, STAFFORDSHIRE

Burleyfields is an exclusive collection of two, three and four bedroom homes offering new opportunities for first time buyers, downsizers and growing families.

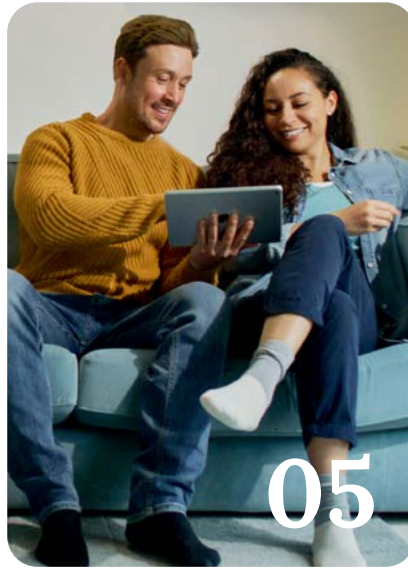
Taylor
Wimpey

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Welcome to The Maples & The Pines

at Burleyfields

Located west of Stafford, Burleyfields is a development accessed through the adjacent Castlefields area with a recently created link to Doxey.

Part of a larger development, it features a spine road for new bus routes, new school, local centre and destination park with an equipped play area. Each home has been designed to suit a variety of needs, with modern designs and thoughtful layouts.



[→ View the site plan](#)

Life in Stafford

Burleyfields has been designed to deliver a sustainable new neighbourhood in the well-connected town of Stafford. With a strong sense of local identity, the centre of Stafford lies two miles east of the development and offers a vibrant mix of shops and amenities including Guildhall Shopping Centre.

Well regarded schools such as Rowley Park Primary Academy and King Edward VI High School are within close proximity to the development making Burleyfields an ideal environment for families. For those looking for a sense of urban edge and culture, Stafford Castle is just over a mile away.

The River Sow



Broad Eye Windmill



Church Lane

[→ View this development](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Range of integrated appliances available as upgrades (included as standard in four bed homes)†	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Half wall tiling to the sanitary wall and bath wall from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket	✓
CAT 5 Data Cabling	✓
One double socket in kitchen and two in master bedroom to incorporate USB charging points	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
Emulsion to walls	✓
White paint to woodwork	✓
Newark doors with chrome ironmongery	✓
External features	
Smooth finish concrete slabs to pathways and patios	✓
Door number	✓
Wiring for outside rear light	✓
PV panels to selected plots	✓
PVCu lockable triple glazed windows	✓
Power and light to garage of property if within curtilage†	✓
Pre-finished external/garage doors. Refer to layout plan†	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Speak to our sales executives for a quote regarding turf*	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



[Find out more](#)

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Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ [View the site plan](#)



The Avonsford

2 BEDROOM HOME, TOTAL 691 sq. ft. (net)



GROUND FLOOR

Lounge/Dining

4.47m x 3.61m 14' 8" x 11' 10"

Kitchen

4.24m x 1.85m 14' 3" x 6' 1"



FIRST FLOOR

Bedroom 1

3.17m x 3.61m 10' 5" x 11' 10"

Bedroom 2

2.24m x 3.61m 7' 4" x 11' 10"

[→ Discover more about this home](#)

[→ View our current availability](#)

*These are Masonry Construction only and Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification (including timber frame variations), details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 80790 / December 2024



Semi-detached variant - The Maples



Semi-detached variant - The Pines



The Brambleford

3 BEDROOM HOME, TOTAL 907 sq. ft. (net)



GROUND FLOOR

Lounge

3.83m x 3.95m 12' 7" x 12' 11"

Kitchen/Dining

4.74m x 2.96m 15' 6" x 9' 9"



FIRST FLOOR

Bedroom 1

3.05m x 3.07m 10' 0" x 10' 1"

Bedroom 2

2.51m x 3.42m 8' 3" x 11' 3"

Bedroom 3

2.13m x 2.35m 7' 0" x 7' 9"

[→ Discover more about this home](#)

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The Tetford

3 BEDROOM HOME, TOTAL 1,037 sq. ft. (gross) / 1,021 sq. ft. (net)



GROUND FLOOR

Lounge

3.30m x 3.85m 10' 10" x 12' 8"

Kitchen/Dining

4.93m x 3.30m 17' 9" x 10' 10"



FIRST FLOOR

Bedroom 1

3.18m x 2.79m 10' 5" x 9' 2"

Bedroom 2

3.12m x 3.30m 10' 3" x 10' 10"

Bedroom 3

2.52m x 2.96m 8' 3" x 9' 9"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq. ft. (net)



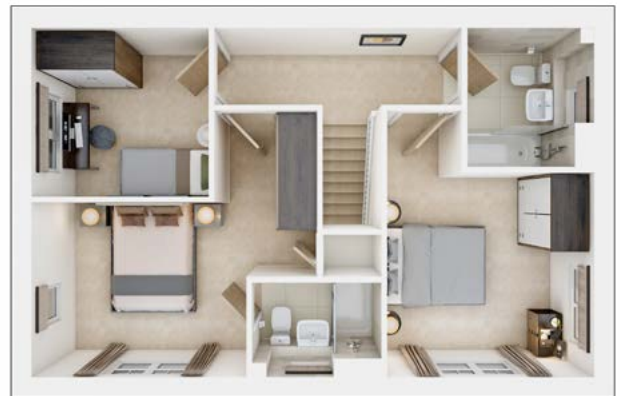
GROUND FLOOR

Kitchen/Dining

3.21m × 5.52m 10' 6" × 18' 1"

Lounge

3.19m × 5.52m 10' 6" × 18' 1"



FIRST FLOOR

Bedroom 1

3.36m × 2.76m 11' 0" × 9' 1"

Bedroom 2

3.27m × 3.23m 10' 9" × 10' 7"

Bedroom 3

2.80m × 2.66m 9' 2" × 8' 9"

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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The Owlton

3 BEDROOM HOME, TOTAL 1,225 sq. ft. (net)



GROUND FLOOR

Lounge/Dining

4.10m x 4.73m 13' 5" x 15' 6"

Kitchen

4.79m x 2.50m 15' 9" x 8' 2"

FIRST FLOOR

Bedroom 1

3.65m x 3.42m 12' 0" x 11' 3"

Bedroom 3

3.31m x 2.57m 10' 11" x 8' 5"

SECOND FLOOR

Bedroom 2

3.16m x 4.73m 10' 5" x 15' 6"

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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The Colford

4 BEDROOM HOME, TOTAL 1,252 sq. ft. (net)



GROUND FLOOR

Lounge

4.36m x 3.51m 14' 4" x 11' 6"

Kitchen/Dining

6.54m x 3.11m 21' 5" x 10' 3"

Study

2.21m x 2.08m 7' 3" x 6' 10"



FIRST FLOOR

Bedroom 1

3.41m x 3.51m 11' 2" x 11' 6"

Bedroom 2

2.94m x 3.16m 9' 8" x 10' 4"

Bedroom 3

3.04m x 2.47m 10' 0" x 8' 1"

Bedroom 4

3.51m x 2.13m 11' 6" x 7' 0"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq. ft. (net)



GROUND FLOOR

Kitchen/Dining

3.30m x 6.54m 10' 10" x 21' 5"

Living/Study

3.25m x 6.53m 10' 8" x 21' 5"



FIRST FLOOR

Bedroom 1

3.63m x 3.40m 11' 11" x 11' 2"

Bedroom 2

3.31m x 3.00m 10' 10" x 9' 10"

Bedroom 3

2.17m x 3.44m 7' 2" x 11' 4"

Bedroom 4

2.15m x 3.04m 7' 1" x 10' 0"

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The Kitham

4 BEDROOM HOME, TOTAL 1,517 sq. ft. (net)



GROUND FLOOR

Kitchen/Dining

5.42m x 5.89m 17' 9" x 19' 4"

Lounge

4.41m x 3.78m 14' 6" x 12' 5"



FIRST FLOOR

Bedroom 1

3.48m x 3.78m 11' 5" x 12' 5"

Bedroom 2

4.26m x 3.60m 14' 0" x 11' 10"

Bedroom 3

3.49m x 3.21m 11' 6" x 10' 6"

Bedroom 4

3.49m x 3.24m 11' 5" x 10' 8"

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



First time buyer?

→ Here's how we can help

Existing home owner?

→ Here's how we can help



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01785 330 960**.



Find out how we can get you moving with our buying schemes.



Book an appointment



How to buy a home



THE MAPLES & THE PINES AT BURLEYFIELDS Martin Drive, Stafford, Staffordshire, ST16 1GN

CONTACT US ON 01785 330 960

Taylor Wimpey

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