

The Hollies

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.

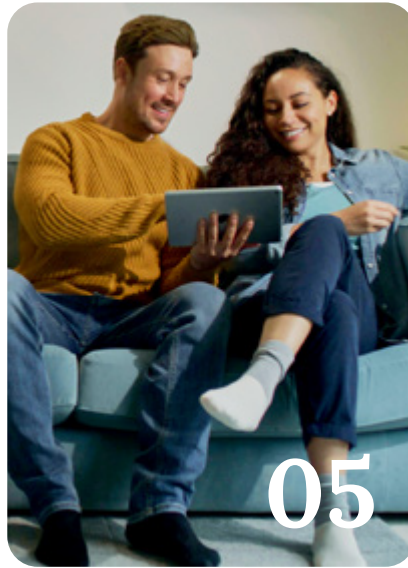
Taylor
Wimpey

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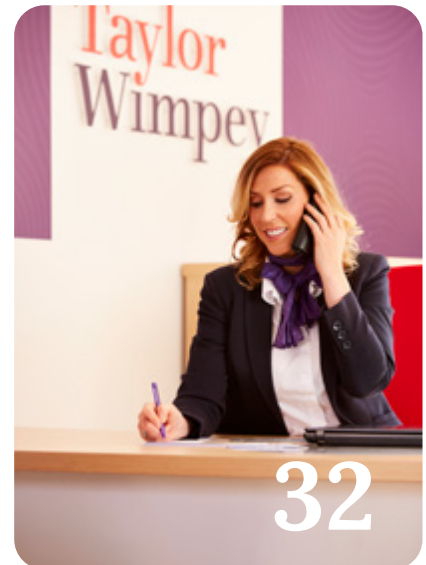
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Welcome to The Hollies

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



[Watch development video](#)



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 gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi 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	
Choice of contemporary range of kitchens, standard and upgrade, from The Symphony Group	✓
Choice of kitchen worktops and upstands (see our Options display)	*
Zanussi electric oven, gas hob and Electrolux cooker hood	✓
Range of granite worktops from our Options display, complete with undermount stainless steel sink	*
Plumbing for washing machine	✓
Inset 1½ bowl stainless steel sink with monobloc mixer tap	✓
Range of integrated kitchen appliances available as upgrades (standard on all 4 + bedroom homes)	*
Plumbing for dishwasher point where applicable	✓
Stainless steel hob splashback	✓
Range of upgrade ceramic floor and wall tiling (see our Options display)	*
Range of monobloc mixer taps	*
USB charger socket	✓
Bathrooms, en suites, utility and cloakrooms	
Thermostatic shower to en suite (where applicable)	✓
Thermostatic shower over bath available as an optional extra	*
Heated towel warmer in either chrome or white available	*
Shower tray and enclosure to en suites with full height tiling	✓
Half height tiling to sanitary walls only	✓
Window cill fully tiled to en suites and bathrooms	✓
400mm minimum high tiling to perimeter of bath	✓
Mixer tap to basin in wet areas	✓
Range of upgrade taps, showers and glazed screen	*
Range of standard and upgrade ceramic floor and wall tiling (see our Options display)	*
Splashback behind basin in cloakroom	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓

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

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Specification of our houses

Internal features	
Gas central heating with thermostatically controlled radiator valve (excluding rooms with room thermostat)	✓
Energy efficient lighting to all rooms throughout	✓
BT point provided to ground floor	✓
Mains operated smoke detectors	✓
Newark internal doors, chamfered and grooved skirting and architrave, all finished in white	✓
Chrome lever furniture as standard to all doors	✓
Range of upgrade polished chrome door furniture	*
Smooth finished skirtings and architraves in white	✓
Smooth finished walls and ceilings in Heathcliff's Castle matt emulsion	✓
Range of wardrobes available as optional extras	*
Range of floor covering including carpets, vinyl and Moduleo flooring available from our Options display	*
Under counter lights as standard	*
Extensive range of electrical extras and upgrades available	*
External features	
Garage doors are pre-finished in a black coating and a spring loaded up and over style	✓
PVCu lockable double glazed windows	✓
Fencing as shown on site layout	✓
Turf and development landscaping to front and rear gardens	✓
Feature garden walls to selected plots (refer to development plan)	✓
Power and light to internal garage (excludes FOGs)	✓
Power and light to detached garage if within curtilage of the property	✓
Garden external taps to plots with kitchen at rear - where possible	✓
Door bell to front entrance	✓
GRP (Glass Reinforced Plastic) front entrance door pre-finished black with chrome handles	✓
Acrylic plaque numeral	✓



Find out more

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Our homes

→ 4 bedroom homes



→ 3 bedroom homes



→ 2 bedroom homes



→ [View the site plan](#)



The Lydford

4 BEDROOM HOME, TOTAL 1,099 sq ft.



GROUND FLOOR

Lounge

3.27m × 4.49m 10' 9" × 14' 9"

Kitchen/Dining

5.36m × 3.38m 17' 7" × 11' 1"



FIRST FLOOR

Bedroom 1

3.17m × 3.79m 10' 5" × 12' 5"

Bedroom 2

3.17m × 3.35m 10' 5" × 11' 0"

Bedroom 3 max.

2.10m × 3.30m 6' 11" × 10' 10"

Bedroom 4

2.23m × 2.10m 7' 4" × 6' 11"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Eskdale

4 BEDROOM HOME, TOTAL 1,222 sq. ft.



GROUND FLOOR

Lounge

6.02m × 3.45m 19' 9" × 11' 4"

Kitchen

3.58m × 2.86m 11' 9" × 9' 5"

Dining

3.14m × 2.77m 10' 4" × 9' 1"



FIRST FLOOR

Bedroom 1 max.

3.51m × 3.40m 11' 7" × 11' 2"

Bedroom 2 max.

3.64m × 2.98m 11' 11" × 9' 10"

Bedroom 3 max.

3.05m × 2.95m 10' 0" × 9' 8"

Bedroom 4 max.

3.09m × 2.53m 10' 2" × 8' 4"



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The Coltham

4 BEDROOM HOME, TOTAL 1,259 sq. ft.



GROUND FLOOR

Kitchen/Dining

5.39m × 2.86m 17' 8" × 9' 5"

Living room

3.84m × 4.54m 12' 7" × 14' 11"



FIRST FLOOR

Bedroom 1

3.84m × 3.12m 12' 7" × 10' 2"

Bedroom 2

3.66m × 3.16m 10' 4" × 12' 0"

Bedroom 3

3.33m × 3.41m 10' 11" × 11' 2"

Bedroom 4

2.59m × 2.89m 8' 6" × 9' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Littondale

4 BEDROOM HOME, TOTAL 1,290 sq. ft.



GROUND FLOOR

Kitchen	3.48m × 2.78m	11' 5" × 9' 1"
Dining area	2.33m × 3.08m	7' 8" × 10' 1"
Living room	3.62m × 4.78m	11' 10" × 15' 8"
Study	2.70m × 2.94m	9' 8" × 8' 10"
Utility room	1.65m × 3.08m	5' 5" × 10' 1"

FIRST FLOOR

Bedroom 1	3.68m × 3.57m	12' 1" × 11' 9"
Bedroom 2	2.71m × 4.07m	8' 11" × 13' 4"
Bedroom 3	2.71m × 2.84m	8' 11" × 9' 4"
Bedroom 4	2.64m × 1.90m	8' 8" × 6' 3"



[View our current availability](#)

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The Silverdale

4 BEDROOM HOME, TOTAL 1,290 sq. ft.



GROUND FLOOR

Kitchen	3.48m × 2.78m	11' 5" × 9' 1"
Dining area	2.33m × 3.08m	7' 8" × 10' 1"
Living room	3.62m × 4.78m	11' 10" × 15' 8"
Study	2.70m × 2.94m	9' 8" × 8' 10"
Utility room	1.65m × 3.08m	5' 5" × 10' 1"

FIRST FLOOR

Bedroom 1	3.68m × 3.57m	12' 1" × 11' 9"
Bedroom 2	2.71m × 4.07m	8' 11" × 13' 4"
Bedroom 3	2.71m × 2.84m	8' 11" × 9' 4"
Bedroom 4	2.64m × 1.90m	8' 8" × 6' 3"



View our current availability

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The Shelford

4 BEDROOM HOME, TOTAL 1,378 sq. ft.



GROUND FLOOR

Lounge

4.74m x 3.88m 15' 7" x 12' 9"

Kitchen/Dining max.

8.10m x 3.24m 26' 7" x 10' 8"

Study

2.61m x 2.10m 8' 7" x 6' 11"



FIRST FLOOR

Bedroom 1 max.

3.88m x 3.76m 12' 9" x 12' 4"

Bedroom 2 max.

4.22m x 3.07m 13' 10" x 10' 1"

Bedroom 3 max.

3.43m x 3.09m 11' 3" x 10' 2"

Bedroom 4 max.

3.89m x 2.75m 12' 9" x 9' 0"



[Discover more about this home](#)



[View our current availability](#)

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The Stafford

4 BEDROOM HOME, TOTAL 1,378 sq. ft.



GROUND FLOOR

Lounge

4.74m x 3.88m 15' 7" x 12' 9"

Kitchen/Dining max.

8.10m x 3.24m 26' 7" x 10' 8"

Study

2.61m x 2.10m 8' 7" x 6' 11"



FIRST FLOOR

Bedroom 1 max.

3.88m x 3.76m 12' 9" x 12' 4"

Bedroom 2 max.

4.22m x 3.07m 13' 10" x 10' 1"

Bedroom 3 max.

3.43m x 3.09m 11' 3" x 10' 2"

Bedroom 4 max.

3.89m x 2.75m 12' 9" x 9' 0"



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The Kentdale

4 BEDROOM HOME, TOTAL 1,222 sq. ft.

*



GROUND FLOOR

Lounge

6.02m × 3.45m 19' 9" × 11' 4"

Kitchen

3.58m × 2.86m 11' 9" × 9' 5"

Dining

3.16m × 2.77m 10' 4" × 9' 1"



FIRST FLOOR

Bedroom 1 max.

3.51m × 3.40m 11' 7" × 11' 2"

Bedroom 2

3.64m × 2.98m 11' 11" × 9' 10"

Bedroom 3 max.

3.05m × 2.95m 10' 0" × 9' 8"

Bedroom 4 max.

3.09m × 2.53m 10' 2" × 8' 4"

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The Waysdale

4 BEDROOM HOME, TOTAL 1,549 sq. ft. (gross) / 1,525 sq. ft. (net)



GROUND FLOOR

Lounge

4.47m × 4.62m 14' 8" × 15' 2"

Kitchen

3.50m × 6.82m 11' 6" × 22' 5"

Dining

3.05m × 2.89m 10' 0" × 9' 6"



FIRST FLOOR

Bedroom 1

3.50m × 3.77m 11' 6" × 12' 5"

Bedroom 2 max.

2.95m × 4.62m 9' 8" × 15' 2"

Bedroom 3

2.36m × 2.89m 7' 9" × 9' 6"

Bedroom 4 max.

2.78m × 3.54m 9' 2" × 11' 8"



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The Heydon

4 BEDROOM HOME, TOTAL 1,670 sq. ft. (gross) / 1,649 sq. ft. (net)



GROUND FLOOR

Lounge

7.10m × 3.84m 23' 4" × 12' 7"

Kitchen/Dining

6.60m × 3.50m 21' 8" × 11' 6"

Study

2.76m × 2.45m 9' 1" × 8' 1"



FIRST FLOOR

Bedroom 1 max.

3.90m × 4.18m 12' 10" × 13' 9"

Bedroom 2

3.20m × 3.56m 10' 6" × 11' 8"

Bedroom 3

2.80m × 2.82m 9' 2" × 9' 1"

Bedroom 4 max.

3.84m × 2.13m 12' 7" × 7' 0"



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The Tildale

3 BEDROOM HOME, TOTAL 1,128 sq. ft.



GROUND FLOOR

Lounge

5.36m × 3.60m 17' 7" × 11' 10"

Kitchen/Dining

4.74m × 3.60m 15' 7" × 11' 10"



FIRST FLOOR

Bedroom 1 min.

3.60m × 3.41m 11' 10" × 11' 2"

Bedroom 2 min.

3.60m × 2.63m 11' 10" × 8' 8"

Bedroom 3 min.

2.64m × 2.25m 8' 8" × 7' 5"



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The Crofton

3 BEDROOM HOME, TOTAL 1,149 sq. ft.



GROUND FLOOR

Lounge/Dining

4.78m × 3.70m 15' 8" × 12' 2"

Kitchen max.

3.43m × 2.72m 11' 3" × 8' 11"



FIRST FLOOR

Bedroom 2

4.79m × 3.37m 15' 9" × 11' 1"

Bedroom 3

2.90m × 2.56m 9' 6" × 8' 5"



SECOND FLOOR

Bedroom 1 max ex. dormer.

6.20m × 3.66m 20' 4" × 12' 0"



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The Dadford

3 BEDROOM HOME, TOTAL 753 sq. ft.



GROUND FLOOR

Lounge/Dining max.

4.38m × 4.36m 14' 5" × 14' 4"

Kitchen

3.37m × 2.23m 11' 1" × 7' 4"



FIRST FLOOR

Bedroom 1

4.15m × 2.40m 13' 7" × 7' 10"

Bedroom 2

3.61m × 2.40m 11' 10" × 7' 10"

Bedroom 3

2.77m × 1.87m 9' 1" × 6' 2"



[Discover more about this home](#)



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The Flatford

3 BEDROOM HOME, TOTAL 866 sq. ft.



GROUND FLOOR

Lounge/Dining

4.72m × 3.70m 15' 6" × 12' 2"

Kitchen max.

3.43m × 3.08m 11' 3" × 10' 1"



FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

3.30m × 2.63m 10' 10" × 8' 8"

Bedroom 3 max.

3.70m × 2.00m 12' 2" × 6' 7"

[→ Discover more about this home](#)

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The Gosford

3 BEDROOM HOME, TOTAL 866 sq. ft.



GROUND FLOOR

Lounge max.

4.26m x 3.69m 14' 0" x 12' 1"

Kitchen/Dining

4.72m x 2.87m 15' 6" x 9' 5"



FIRST FLOOR

Bedroom 1 min.

2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2

3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 max.

3.55m x 2.00m 11' 8" x 6' 7"

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*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. 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_73186/April 2023.



The Milldale

3 BEDROOM HOME, TOTAL 869 sq. ft.



GROUND FLOOR

Lounge

4.62m x 3.22m 15' 2" x 10' 7"

Kitchen/Dining

4.62m x 2.96m 15' 2" x 9' 9"



FIRST FLOOR

Bedroom 1

3.22m x 2.83m 10' 7" x 9' 3"

Bedroom 2

3.03m x 2.61m 9' 11" x 8' 7"

Bedroom 3

3.03m x 1.97m 9' 11" x 6' 3"

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The Easedale

3 BEDROOM HOME, TOTAL 931 sq. ft.



GROUND FLOOR

Lounge

5.10m × 2.95m 16' 9" × 9' 8"

Kitchen/Dining

5.10m × 3.02m 16' 9" × 9' 11"



FIRST FLOOR

Bedroom 1

3.83m × 3.08m 12' 7" × 10' 1"

Bedroom 2

2.95m × 2.86m 9' 8" × 9' 5"

Bedroom 3

2.95m × 2.15m 9' 8" × 7' 1"

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The Aldenham

3 BEDROOM HOME, TOTAL 967 sq. ft.



GROUND FLOOR

Lounge max.

4.32m × 3.18m 14' 2" × 10' 5"

Kitchen

3.00m × 2.95m 9' 10" × 9' 8"

Dining

3.10m × 2.62m 10' 2" × 8' 7"



FIRST FLOOR

Bedroom 1 max.

3.17m × 4.10m 10' 5" × 13' 6"

Bedroom 2 max.

3.57m × 2.99m 11' 9" × 9' 10"

Bedroom 3 max.

2.68m × 2.99m 8' 9" × 9' 10"

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The Yewdale

3 BEDROOM HOME, TOTAL 931 sq. ft. (gross) / 917 sq. ft. (net)



GROUND FLOOR

Lounge

3.02m × 5.10m 9' 11" × 16' 9"

Kitchen/Dining

2.95m × 5.10m 9' 8" × 16' 9"



FIRST FLOOR

Bedroom 1

3.08m × 3.81m 10' 1" × 12' 6"

Bedroom 2

2.95m × 2.86m 9' 8" × 9' 5"

Bedroom 3

2.95m × 2.15m 9' 8" × 7' 1"

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The Beckford

2 BEDROOM HOME, TOTAL 602 sq. ft.



GROUND FLOOR

Lounge/Dining max.
3.98m × 3.73m 13' 1" × 12' 3"

Kitchen
3.02m × 1.85m 9' 11" × 6' 1"



FIRST FLOOR

Bedroom 1 max.
3.98m × 2.56m 13' 1" × 8' 5"

Bedroom 2 max.
3.98m × 2.18m 13' 1" × 7' 2"



View our current availability

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The Canford

2 BEDROOM HOME, TOTAL 689 sq. ft.



GROUND FLOOR

Lounge/Dining max.

4.73m × 3.98m 15' 6" × 13' 1"

Kitchen

3.02m × 1.85m 9' 11" × 6' 1"



FIRST FLOOR

Bedroom 1

3.08m × 2.97m 10' 1" × 9' 9"

Bedroom 2 max.

3.98m × 2.56m 13' 1" × 8' 5"

[→ Discover more about this home](#)

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