



The Maples

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

Contents



Welcome to The Maples

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.

Our homes



 [View the site plan](#)



The Avonsford

2 BEDROOM HOME, TOTAL 705 sq. ft. (gross) / 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](#)

*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. TWWW 80790 / March 2024



Semi-detached variant



The Brambleford

3 BEDROOM HOME, TOTAL 922 sq. ft. (gross) / 907 sq. ft. (net)



GROUND FLOOR

Lounge

3.83m × 3.95m 12' 7" × 12' 11"

Kitchen/Dining

4.74m × 2.96m 15' 6" × 9' 9"



FIRST FLOOR

Bedroom 1

3.05m × 3.07m 10' 0" × 10' 1"

Bedroom 2

2.51m × 3.42m 8' 3" × 11' 3"

Bedroom 3

2.13m × 2.35m 7' 0" × 7' 9"

[→ Discover more about this home](#)

[→ View our current availability](#)

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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"

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The Aynesdale

3 BEDROOM HOME, TOTAL 1,073 sq. ft. (gross) / 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 1,238 sq. ft. (gross) / 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"

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The Colford

4 BEDROOM HOME, TOTAL 1,268 sq. ft. (gross) / 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](#)

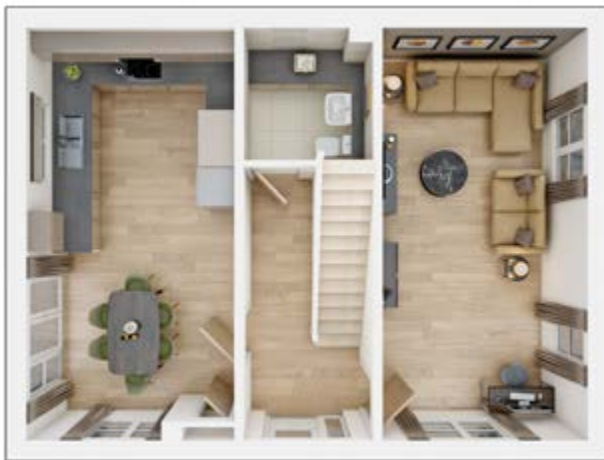
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The Plumdale

4 BEDROOM HOME, TOTAL 1,268 sq. ft. (gross) / 1,252 sq. ft. (net)



GROUND FLOOR

Kitchen/Dining

3.30m × 6.54m 10' 10" × 21' 5"

Living/Study

3.25m × 6.53m 10' 8" × 21' 5"



FIRST FLOOR

Bedroom 1

3.63m × 3.40m 11' 11" × 11' 2"

Bedroom 2

3.31m × 3.00m 10' 10" × 9' 10"

Bedroom 3

2.17m × 3.44m 7' 2" × 11' 4"

Bedroom 4

2.15m × 3.04m 7' 1" × 10' 0"

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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?

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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.

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CONTACT US ON 01785 330 960

Taylor Wimpey

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