



Connells

Bolsover Drive  
Stafford



## Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this three bedroom semi-detached home situated on the sought after Burleyfields development. The property is within walking distance of the town centre of Stafford which provides ample travel and commuting links via both the M6 motorway network and rail links with direct lines to Manchester, Birmingham and London Euston.

Internally the property is well presented throughout boasting a range of modern fixtures and fittings and briefly comprising of an Entrance Porch, Lounge, Downstairs W.C and fitted kitchen/diner all located on the ground floor, with stairs leading to First Floor Landing, Master Bedroom with adjoining En-Suite, a further two Bedrooms and Family Bathroom.

Externally to the front there is a private driveway with ample parking space, EV charger and gated access to rear garden. The landscaped rear garden is multi-tiered and boasts a well maintained lawn area with the lower terrace offering a paved patio seating area.

## Internally

Having front door access, radiator, storage cupboard and door into;

## Entrance Porch

Having front door access, radiator, storage

cupboard and door into;

## Lounge

Having double glazed window to front, radiator and laminate wood flooring.

## Kitchen/Diner

Having double glazed window and French doors to rear, this modern fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, one and half bowl with sink and drainer, integrated oven with hob, integrated fridge/freezer and storage cupboard.

## Downstairs W.C

Having W.C and wash hand basin.

## First Floor Landing

Having double stairs leading from ground floor and loft access.

## Bedroom One

Having double glazed window to front, built in wardrobes and radiator.

## En-Suite

Having double glazed frosted window to front, W.C, wash hand basin, shower cubicle and

towel radiator.

## Bedroom Two

Having double glazed window to rear, built in wardrobe and radiator.

## Bedroom Three

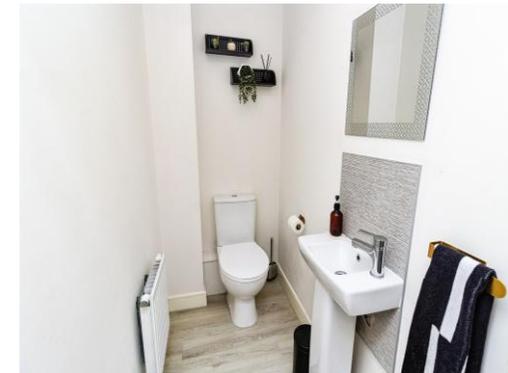
Having double glazed window to rear and radiator.

## Bathroom

Having W.C, wash hand basin, bath with mains shower overhead, tiled splashback and towel radiator.

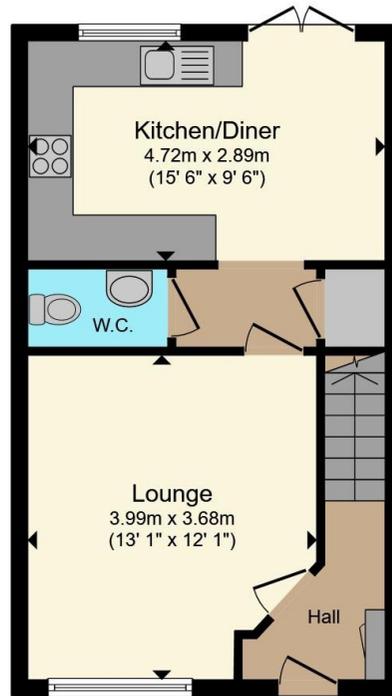
## Externally

Externally to the front there is a private driveway with ample parking space, EV charger and gated access to rear garden. The landscaped rear garden is multi-tiered and boasts a well maintained lawn area with the lower terrace offering a paved patio seating area.

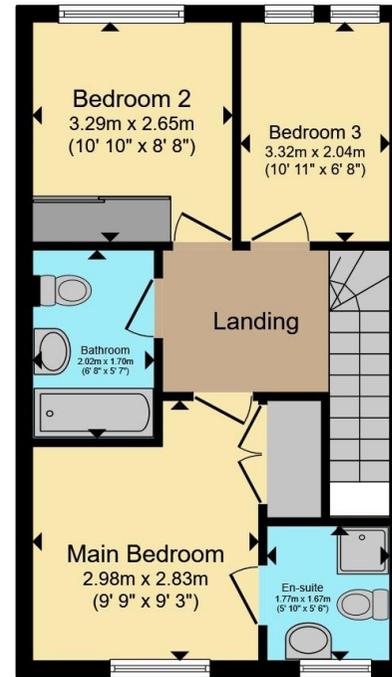








**Ground Floor**



**First Floor**

Total floor area 78.8 m<sup>2</sup> (848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01785 243356**  
**E [stafford@connells.co.uk](mailto:stafford@connells.co.uk)**

Unit 3C, Salter Street  
STAFFORD ST16 2JU

EPC Rating: Council Tax  
Awaited Band: C

**view this property online [connells.co.uk/Property/STD107787](http://connells.co.uk/Property/STD107787)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STD107787 - 0003