



Helping *you* move



3 Daffodil Drive, Gnosall, ST20 0GR

A superbly presented Detached Executive Family Home situated in a beautiful modern development on the outskirts of the increasingly popular village of Gnosall. The property has great access to commuter routes and offers very spacious high quality 5 Double Bedroom accommodation with Landscaped Gardens and Detached Double Garage.

Offers in Excess of
£625,000

3 Daffodil Drive, Gnosall, ST20 0GR

Overview

- Superb Detached Executive Family Home
- Modern Construction Beautifully Presented
- 5 Double Bedrooms, 2 En-Suites and Large Family Bathroom
- Exceptional Open Plan Kitchen/Family/Dining Room
- Very Spacious Lounge
- Office, Utility, Ground Floor W.C
- Outstanding Hall and Gallery Landing
- Landscaped Well Stocked Gardens, Double Garage
- Council Tax Band G
- EPC Rating B



BRIEF DESCRIPTION

An outstanding Executive Style Family Home occupying a pleasant position upon this attractive and prestigious development.

The property has the following accommodation: Stunning Entrance Hall, Ground Floor W.C., Office, Fantastic Lounge, Exceptional Kitchen/Family/Dining Room, Utility, Stairs to Feature Landing with Gallery, 5 Bedrooms with 2 En-Suites and Family Bathroom, Detached Double Garage and Landscaped Gardens.

LOCATION

Gnosall is a large, pretty village with good amenities - including its own Fire Station, Primary School, Supermarket, Doctor's Surgery, Dental Practice, Petrol Station, Pubs, Post Office and historic High Street.

To the edge of the village, there's excellent walking along the canal tow path or the old railway line and Gnosall has a number of sports clubs including rugby, cricket and football.



Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



DIRECTIONS: From our office head north on High Street, at the roundabout take the second exit onto Stafford Street, go through one roundabout and at the roundabout, take the second exit onto A518 and continue for 4.9 miles, at the roundabout, take the 1st exit onto Brookhouse Road and continue 0.5 miles. Turn left onto Knightley Road and turn left onto Daffodil Drive, immediately to the left there is a private drive and the property is located on the right hand side.

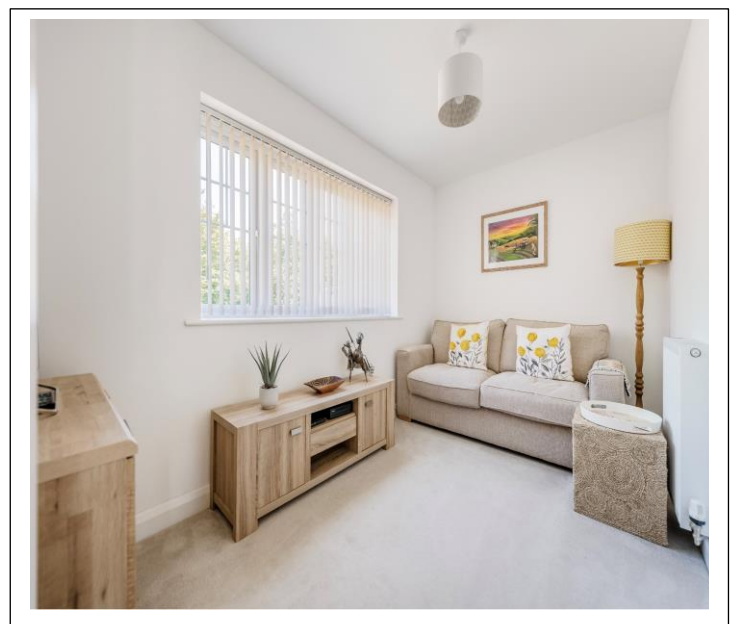
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Feature Entrance Hall: 13'4" X 11'3" (4.06m X 3.43m)
 Study/Office: 12'8" X 7'9" (3.86m X 2.36m)
 Lounge: 22'10" Into Bay X 13'4" (6.96m X 4.06m)
 Open Plan Kitchen Living Dining Room
 39'0" X 15'0" Overall (11.89m X 4.57m)
 Kitchen: 11'9" X 15'0" Max (3.58m X 4.57m)
 Utility Room: 7'10" X 5'8" (2/39m X 1.73m)
 Dining Living Area: 25'10" Max X 13'4" (7.87m X 4.06m)
 Feature Landing: 16'0" X 14'4" (4.88m X 4.37m)
 Main Bedroom: 14'0" X 12'8" (4.27m X 3.86m)

Bedroom 2: 13'6" X 11'2" (4.11m X 3.4m)
 Bedroom 3: 13'6" X 10'3" (4.11m X 3.12m)
 Bedroom 4: 12'9" X 10'0" (3.89m X 3.05m)
 Bedroom 5: 12'3" X 10'3" (3.73m X 3.12m)
 Detached Double Garage: 19'10" X 19'8" (6.05m X 5.99m)



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk

Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.