

# Stacey Gardens

Gnosall, Stafford, ST20 0BF

John German





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£495,000

An attractive and particularly spacious modern detached house that occupies a very pleasant plot with generous size drive and detached double garage.

Gnosall is an extremely popular village with a welcoming range of local country pubs, takeaways, health surgery and a Co-Op. The village is within easy access of the county town of Stafford which has a mainline intercity railway station offering regular services to London Euston, some of which take approximately one hour and twenty minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

**Accommodation** - A particularly impressive reception hall is spacious and has an attractive central staircase rising to the first floor gallery landing. From the hall is a guest's cloakroom having a white suite comprising WC and wash basin. There is an elegant lounge with a front facing bay window in addition to double French style doors to the rear garden plus a stone effect fireplace.

A separate sitting room has a front facing bay window and a stone effect fireplace.

There is also a separate dining room that has a window overlooking the garden and double glass doors opening to the hall.

The breakfast kitchen has a range of oak faced units with contrasting work surfaces, stainless steel circular sink and drainer, a gas hob with stainless steel canopy above, double oven, microwave, dishwasher and an American style fridge freezer. A utility room has a matching range of units and work surfaces, stainless steel sink plus a wall mounted gas boiler.

On the first floor there are four double bedrooms, the principal having fitted bedroom furniture in addition to a dressing area which has the benefit of two double built in wardrobes. It also has its own en suite comprising bath, separate shower, WC, pedestal wash basin, built in cupboard and half tiling.

The second bedroom also has built in wardrobes and again has its own en suite comprising shower, WC, pedestal wash basin and half tiling.

The two remaining bedrooms share the family bathroom comprising bath, pedestal wash basin, low flush WC, separate shower and half height tiling.

**Outside** - To the front is a lawned garden and an adjacent drive capable of parking numerous cars giving access to the detached double garage which has an electronically operated door and a pedestrian door to the side.

The generous sized rear garden extends beyond the garage.

**Note:** We believe the drive is unadopted and is shared with neighbouring properties.

This particular property forms part of a larger Title with another property and also some land. Our clients solicitor is currently in the process of dividing the main Title into separate individual Titles.

The initial part of the communal drive will be owned by this particular property however the remaining properties will have right of access across it. There is an additional brick block area of drive also serving additional properties that will also come under the Title of 1 Stacey Gardens, subject to verification with a lawyer.

The land registry does refer to charges, a copy of the document is available upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Ultrafast See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01052024

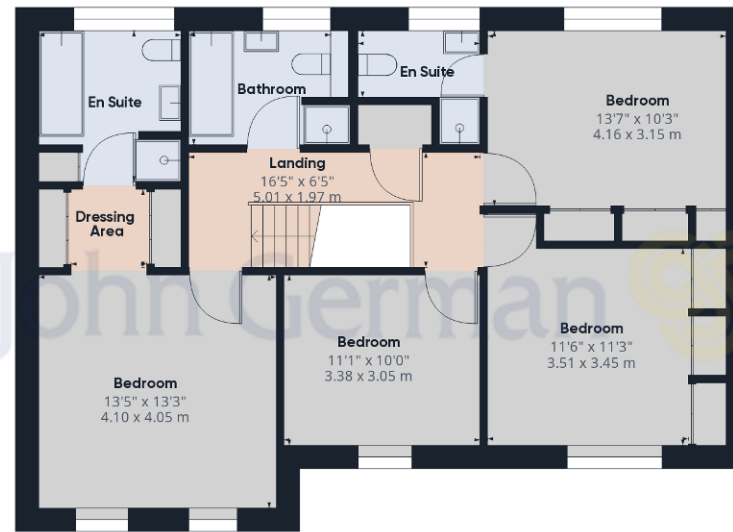
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

2364.09 ft<sup>2</sup>


219.63 m<sup>2</sup>

**Reduced headroom**

13.36 ft<sup>2</sup>

1.24 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Agents' Notes

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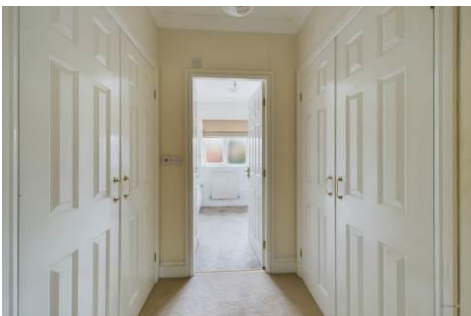
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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