



Offers in Excess of
£425,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

Gnosall Stafford

Berkeley Close Gnosall
Stafford Staffordshire



FOREVER HOME!...Is exactly how we would describe this beautiful four double bedroom detached home which we are certain will catch your eye. This property is superbly presented throughout with an inviting layout that will be perfect for the growing family.

What's more this home occupies a truly enviable position in this highly regarded village with amenities within walking distance. Internally the property comprises of an entrance porch, hallway, guest WC, living room, dining room, large kitchen with utility area off on the ground floor. Whilst upstairs you will find the family bathroom and the four double bedrooms with the principal bedroom boasting its very own en-suite shower room. Heading outside you will be equally impressed as there is a block paved driveway, double garage, and a gorgeous private enclosed garden.

- Large Detached Family Home
- Living Room, Dining Room, Kitchen & Utility Area
- Four Well Proportioned Double Bedrooms
- Family Bathroom, Ensuite & Guest WC
- Block Paved Driveway & Double Garage
- Private Enclosed Rear Garden

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Porch

Being accessed through a double glazed sliding entrance door and having tiled floor and a glazed panel internal door leading to:

Entrance Hall

Having a cloaks cupboard, radiator and stairs leading to the first floor accommodation.

Guest WC 6' 3" x 3' 1" (1.90m x 0.95m)

Having a fitted white suite which includes a wash hand basin and low level WC. Tiled walls and tiled floor, radiator and double glazed window to the front elevation.

Living Room 17' 9" into bay x 13' 8" (5.41m into bay x 4.16m)

A large reception room featuring an open fire set within a decorative surround with tiled hearth, radiator and double glazed walk-in bay window to the front elevation.

Dining Room 12' 2" x 11' 2" (3.72m x 3.41m)

A second good sized reception room having a radiator and double glazed sliding patio doors leading to the rear garden.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Kitchen 12' 4" x 10' 6" (3.75m x 3.19m)

A large kitchen having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with mixer tap. Spaces for several appliances, tiled effect flooring, radiator, useful storage cupboard, double glazed window to the rear elevation and double glazed door to the side elevation.

Utility Area

Situated just off the kitchen with a fitted work top with spaces for appliances below, tile effect flooring and a side facing double glazed window.

First Floor Landing

Having access to loft space and airing cupboard housing the gas central heating boiler

Bedroom One 12' 9" x 10' 8" (3.89m x 3.25m)

A large main bedroom having built-in wardrobes with sliding mirror doors, radiator and double glazed window to the front elevation.

Ensuite Shower Room (Bedroom One) 5' 3" x 8' 3" max (1.61m x 2.51m max)

Being fitted with a contemporary white suite which includes a large open ended shower cubicle with mains mixer shower, wash hand basin with mixer tap and low level WC. Tiled floor, chrome towel radiator and double glazed window to the side elevation.

Bedroom Two 8' 10" max x 13' 6" (2.68m max x 4.12m)

A second double bedroom having fitted wardrobes and over bed storage units, radiator and double glazed window to the rear elevation.

Bedroom Three 8' 2" x 11' 2" (2.48m x 3.40m)

A third double bedroom having fitted bedroom furniture including wardrobes, bedside cabinets, display shelving and over bed storage units, radiator and double glazed window to the front elevation.

Bedroom Four 10' 2" x 8' 4" (3.09m x 2.54m)

A fourth double bedroom having a radiator and double glazed window to the rear elevation.

Family Bathroom 10' 2" x 4' 9" (3.09m x 1.46m)

Being fitted with a modern white suite which includes a panelled bath with water jets, mixer tap and electric shower over, pedestal wash hand basin and low level WC. Wood effect flooring, chrome towel radiator and double glazed window to the side elevation.

Outside - Front

The property occupies a lovely corner plot having a lawned garden with feature planting beds and a block paved driveway providing ample off road parking and leading to:

Double Garage 17' 3" x 18' 8" (5.26m x 5.68m)

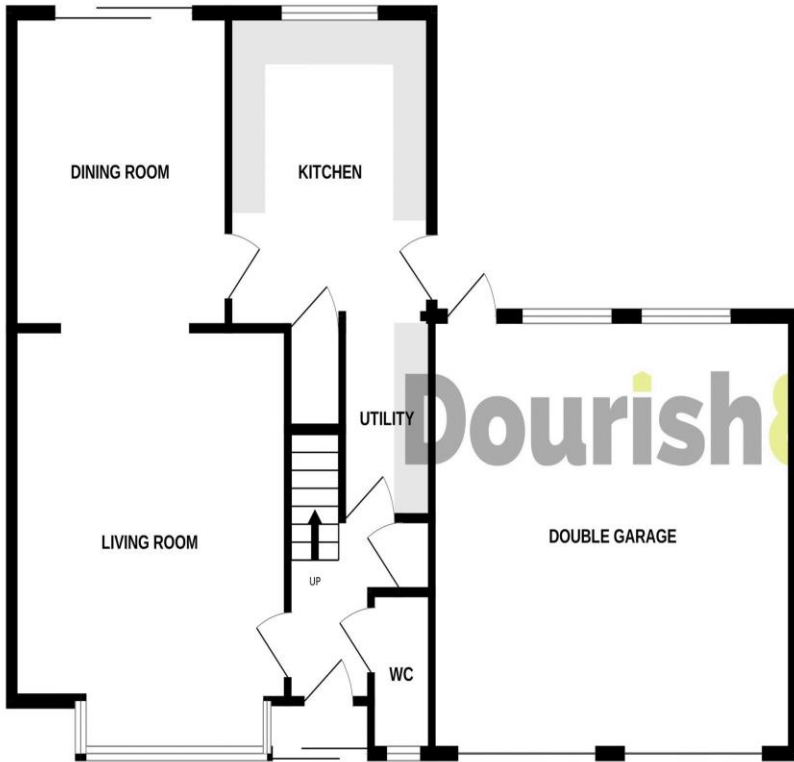
A larger than average double garage having tow up and over doors to the front, power, lighting, two double glazed windows and double glazed door to the rear garden.

Outside - Rear

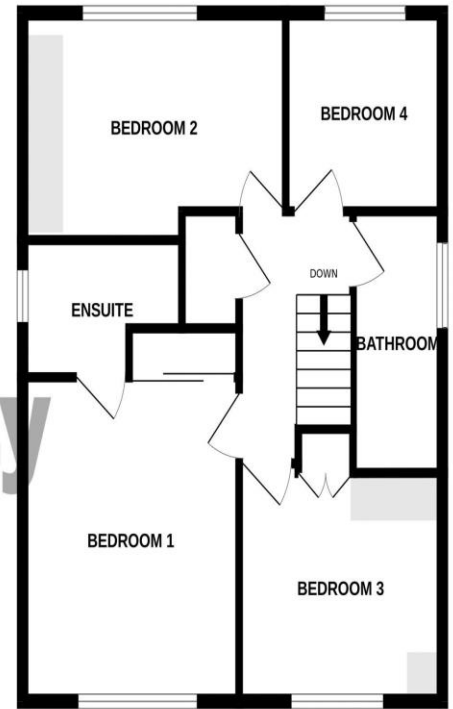
A beautifully maintained private and well established garden having paved seating areas overlooking the remainder of the garden being mainly laid to lawn with sell stocked planting beds having a variety of plants, shrubs and trees.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Less energy efficient - higher running costs			
		58	81
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm, 7 days a week**

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk