



Offers Over £250,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Gnosall Stafford

Wharf Road Gnosall
Stafford Staffordshire



A good sized two double bedroom detached bungalow, situated in the desirable Village of Gnosall, having excellent amenities on your doorstep.

This fantastic bungalow enjoys ample off-road parking, detached garage and a well maintained and private garden! Internally, the property is ready to make your own and comprises of an entrance hallway, living room, spacious dining kitchen, shower room and two double bedrooms. Gnosall is a highly desirable Village that benefits from a variety of shops, amenities and GP Surgery, and this particular property is being offered with onward chain.

- Good Sized Two Bed Detached Bungalow
- Ample Off Road Parking & Detached Garage
- Well Stocked Gardens Front & Rear
- Lounge & Spacious Dining Kitchen
- Close To Shops & Amenities
- Desirable Village, No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

An L-shaped hallway accessed via a double glazed entrance door, and having a radiator, an access point to the loft space, a useful built-in cupboard, and internal door(s) off, providing access to;

Lounge 12' 10" x 16' 8" (3.92m x 5.08m) (maximum measurements)

A spacious & light lounge having an opening into chimney breast, radiator, and two double glazed windows to the front elevation.

Kitchen & Dining Area 19' 3" x 10' 11" (5.86m x 3.34m)

A spacious & light kitchen & dining area, having a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl stainless steel sink with drainer & chrome mixer tap, and appliances which include a four-ring halogen hob with extractor over, integrated oven/grill, integrated dishwasher, and having space & plumbing for further appliances. In addition, there is ceramic splashback tiling to the walls, a storage cupboard housing a gas central heating boiler, ceramic tiled flooring, a double glazed window to the front elevation, radiator, and a double glazed window and door to the side elevation.



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Bedroom One 11' 10" x 10' 7" (3.61m x 3.22m) (measured UPTO fitted wardrobes)

A double bedroom which features fitted full height double wardrobes with mirrored sliding doors to the entirety of one wall, a double glazed window to the rear elevation, and a radiator.

Bedroom Two 8' 11" x 13' 2" (2.73m x 4.02m)

A second larger double bedroom, having a double glazed window to the rear elevation, and a radiator.

Wet Room 5' 10" x 8' 6" (1.79m x 2.58m)

Having a wall mounted electric shower with ceramic tiling to the walls, a pedestal wash basin, and a low-level WC. In addition, there is a radiator, and a double glazed window to the side elevation.

Externally

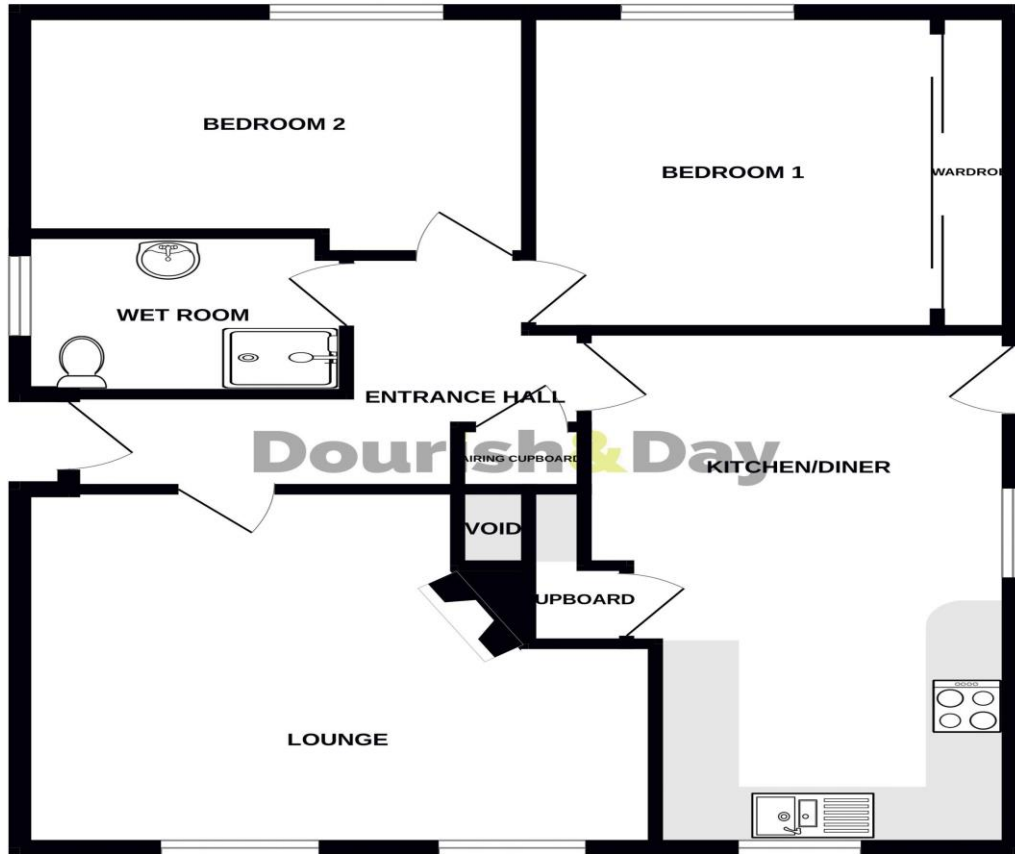
The property is approached over a Tarmacadam driveway via double gates, providing ample off-road parking, and continuing to the side of the property to provide access to the detached brick built pitched roof garage with further pedestrian access to the well stocked private rear garden which features a large paved seating area, and a variety of well stocked borders housing established plants, shrubs & trees. The garden also has a greenhouse which is included within the sale of the property.

Detached Garage

A detached brick constructed garage with a pitched roof, and having an up and over access door to the front elevation, a further pedestrian access door to the rear elevation providing access to/from the rear garden, and the garage also benefits from having both power & lighting installed.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		58
D	(39-54)		
E	(29-38)		
F	(13-28)		
G			

Full energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC
www.epcrea.com

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.
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