



£300,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **D**

Gnosall Stafford

Cowley Lane Gnosall
Stafford Staffordshire



An extended three bedroom detached property, situated on a good sized end plot, with ample off road parking, located within the desirable village of Gnosall, having shops, amenities, schooling and excellent commuter links all on your doorstep!

This fantastic property offers excellent potential for further improvement and is ready to make your own. Internally the accommodation comprises of an entrance porch, entrance hallway, large dining room, substantial living room with sliding doors to the private rear garden, kitchen, ground floor bathroom and a study/garden room. To the first floor there are three double bedrooms and a shower room. Externally the property sits well back from the road and enjoys ample off road parking, single garage and a good sized and private rear garden.

- Extended Three Bedroom Detached Property
- Good Sized End Plot, Garage & Ample Parking
- Substantial Living Room & Large Dining Room
- Two Bathrooms & Garden Room/Studio
- Desirable Village Location
- Nearby Shops, Amenities & Schooling

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

Double glazed composite door to entrance porch, having double glazed window to the front elevation, ceramic tiled floor & glazed door to entrance hallway.

Entrance Hallway

A spacious entrance hallway, coving, radiator & stairs off to the first floor landing.

Living Room 12' 11" x 22' 5" (3.93m x 6.82m)

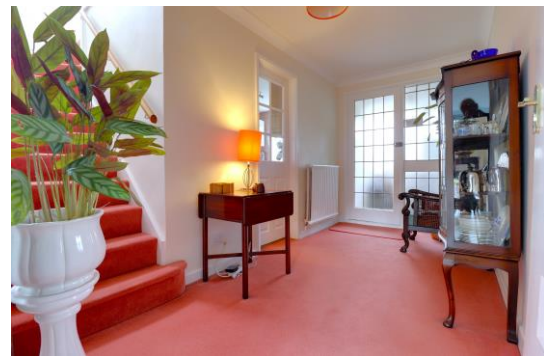
A substantial living room having double glazed double height windows & double height double glazed sliding doors leading out to the private rear garden & paved seating area, coving, radiator, Adams style fire surround with quartz inset & hearth housing a coal effect living flame gas fire.

Dining Room 17' 9" x 7' 11" (5.42m x 2.42m)

A large dining room with flexible use, having radiator, coving, double glazed window to the side elevation & double glazed window to the front elevation.

Kitchen 11' 8" x 13' 0" (3.55m x 3.95m)

L-shaped kitchen comprising of shaker style units with fitted work surfaces incorporating an inset 1.5 bowl sink/drainers with mixer tap & space/plumbing for appliances. There is a wall mounted gas central heating boiler, radiator,



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double glazed window to the side elevation & a double glazed door & window to the front elevation, door to bath/shower room.

Bath/Shower Room 13' 2" x 4' 6" (4.02m x 1.36m)

Comprising of a panelled bath with traditional style chrome mixer tap with shower attachment, ceramic tiled shower cubicle with electric shower, low-level WC & wash hand basin with chrome mixer tap & vanity unit under. There are ceramic tiled walls, towel radiator, understairs storage, double glazed window to the side elevation.

First Floor Landing

Having access to loft space, coving & double glazed window to the side elevation.

Bedroom One 13' 7" x 11' 4" (4.14m x 3.45m)

Having fitted double wardrobes, coving, radiator and double glazed window to the rear elevation.

Bedroom Two 10' 8" x 10' 10" (3.26m x 3.29m)

Having coving, radiator, double glazed window to the rear elevation.

Bedroom Three 9' 4" x 9' 11" (2.85m x 3.01m)

A third double bedroom, having radiator, coving, dual-aspect double glazed window to the front & side elevations.

Shower Room 6' 6" x 5' 7" (1.97m x 1.71m)

Comprising of a ceramic tiled shower cubicle housing electric shower, pedestal wash hand basin, tiled walls, radiator, double glazed window to the front elevation.

Separate WC

Fitted with a low-level WC, double glazed window to the side elevation, door leading to eaves storage space.

Outside

The property is set well back from the road sitting on a good sized end plot having two large lawned garden areas to the front with a large asphalt driveway which provides ample off-street parking and leads to the garage.

Garage 17' 8" x 9' 2" (5.38m x 2.80m)

Having modern double door to the front elevation, power, lighting & glazed door to study/studio.

Study/Studio 9' 4" x 7' 6" (2.84m x 2.29m)

Having power, lighting, double glazed window to the side elevation, double glazed window to the rear elevation & double glazed door leading to the rear paved patio and private rear garden.

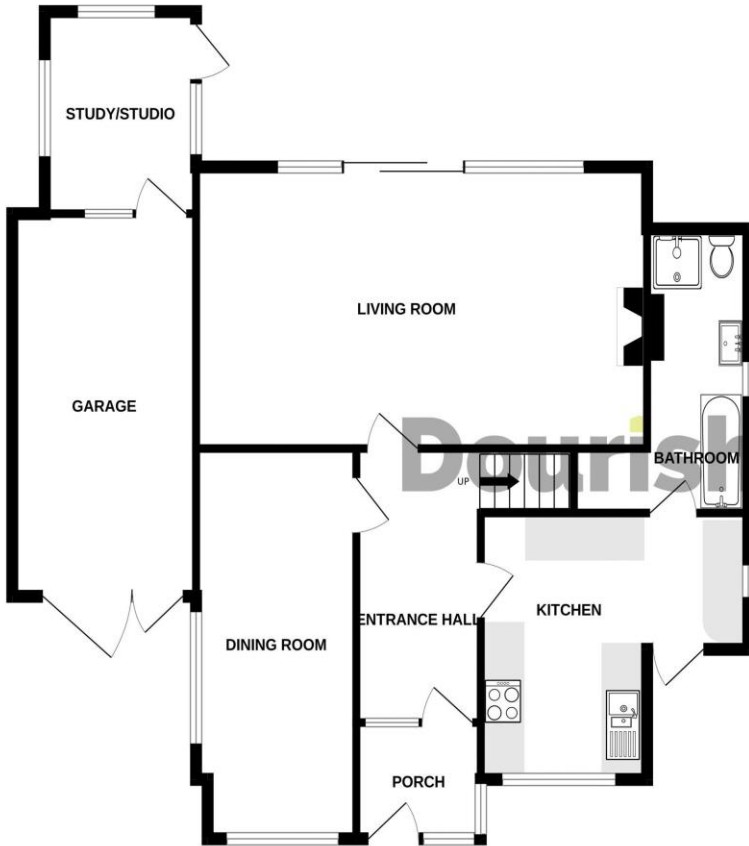
Rear Garden

A landscaped rear garden designed for ease of maintenance having large paved seating areas, shale seating areas with well stocked beds & shrubs. There is also non-gated side access.

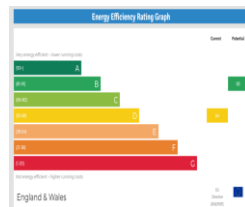


GROUND FLOOR

1ST FLOOR



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