



Offers in Excess of
£270,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **C**

Gnosall Stafford

Audmore Road Gnosall
Stafford Staffordshire



Nestled in the highly regarded Village of Gnosall awaits a truly unique and spacious semi-detached family home, perfect for growing families seeking comfort and style.

Step inside to discover an inviting entrance hall leading to an open-plan living/kitchen area, a charming dining room, a versatile utility/bar space, a convenient guest WC, and a second reception room. Journey upstairs to find three well-appointed bedrooms and a family bathroom, offering ample space and comfort for every member of the family. Outside, the property impresses with a large driveway providing ample off-road parking for several vehicles, while the rear garden beckons with a paved seating area and steps leading up to a lush lawned garden—perfect for outdoor gatherings and leisurely moments. Opportunities like this are rare so, don't hesitate—call us now to reserve your viewing appointment and embark on the journey to making this unique property yours.

- Three Bedroom Semi-Detached Property
- Three Bedrooms & Family Bathroom
- Open-Plan Living/Kitchen & Dining Room
- Second Reception, Utility/Bar & Guest WC
- Large Driveway With Garage/Storage
- Located In A Highly Desirable Village

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 Hallway

Accessed through a double glazed entrance door, having stairs off rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, wood laminate flooring, radiator, and internal door(s) off, providing access to;

Open-Plan Kitchen & Living Space 12' 4" x 24' 3" (3.77m x 7.40m)

A spacious living area, featuring a living flame gas fire set within a surround with matching inset & hearth. The kitchen area features a matching range of fitted eye-level, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drainers with chrome mixer tap over, and a range of appliances including; double oven/grill, induction hob with hood over, integrated fridge/freezer & integrated dishwasher. There is ceramic splashback tiling to the walls, ceramic tiled flooring, radiator, a double glazed window to the rear elevation, and double glazed bi-folding doors providing views and access to the rear garden.

Dining Room 12' 7" x 8' 11" (3.83m x 2.73m)

A good sized reception room, having wood laminate flooring, a double glazed window to the front elevation & radiator.

Sitting Room 15' 9" x 8' 0" (4.81m x 2.45m)

A further reception room offering flexible usage, having a double glazed window to the front elevation & radiator.



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Utility Room & Bar 20' 5" x 9' 5" (6.22m x 2.88m) maximum width measurement
The utility area features a matching range of base units with fitted work surface over incorporating an inset single bowl stainless steel sink/drainage with chrome mixer tap over, and offering under-counter space & plumbing for appliance(s). There is a useful pantry off, wood laminate flooring, a radiator & double glazed double doors to the rear elevation providing views & access to the rear garden.

Guest WC & Shower Room 7' 9" x 2' 11" (2.35m x 0.90m)
Fitted with a modern white suite comprising of a low-level WC, a wash hand basin set into top with chrome mixer tap over & storage beneath, and a shower cubicle housing an electric shower. The room also benefits from part-ceramic tiled walls & wood laminate flooring.

First Floor Landing
Having access to the loft space, a built-in airing cupboard, and internal doors off, providing access to all three bedrooms & bathroom.

Bedroom One 11' 6" x 11' 6" (3.50m x 3.51m)
A double bedroom, having a double glazed window to the front elevation & radiator.

Bedroom Two 11' 4" x 8' 11" (3.46m x 2.73m)
A second double bedroom, having a double glazed window to the front elevation.

Bedroom Three 6' 5" x 12' 5" (1.95m x 3.78m)
Having a double glazed window to the rear elevation & radiator.

Bathroom 6' 5" x 8' 11" (1.95m x 2.72m)
Fitted with a white suite comprising of a low-level WC with a concealed cistern, a wash hand basin set into top with chrome mixer tap over & storage beneath, a panelled bath with chrome mixer-fill tap, and a separate tiled & screen walk-in shower cubicle housing an electric shower. The room also benefits from ceramic tiled walls, wood effect flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front
The property is approached over a large driveway which provides ample off-street vehicle parking extending to provide access to the garage & front entrance door. To the side of the driveway the property sits behind a lawned garden with a variety of mature plants, shrubs & trees, and bordered by a low brick wall.

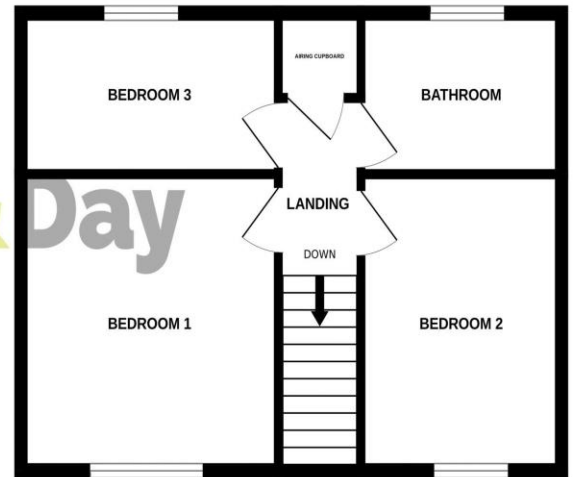
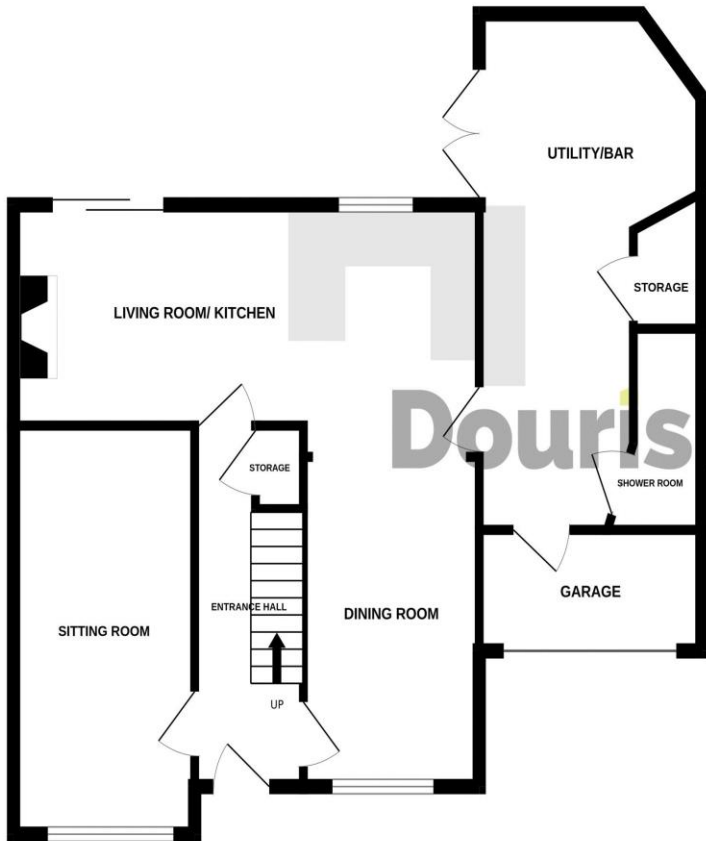
Garage 4' 8" x 8' 6" (1.42m x 2.58m)
A single garage having an up and over door to the front elevation, a further internal access door leading to/from the utility & bar area, and having a storage area.

Outside Rear
An enclosed garden featuring a paved patio seating/outdoor entertaining area bordered by a low-brick wall with steps rising to a raised garden area which is laid mainly to lawn, with a large garden shed to the far rear of the garden.



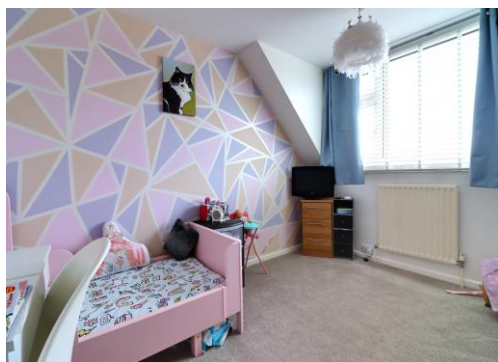
GROUND FLOOR

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.
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Energy Efficiency Rating		Current	Potential
Energy efficiency - Overall rating code			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Full energy efficient - Higher rating code			
		59	75
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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