



£465,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: E

Gnosall Stafford

High Street Gnosall
Stafford Staffordshire



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A double fronted Georgian home, steeped in history and situated in heart of the highly desirable Village of Gnosall only a stone's throw from Village amenities, doctors surgery and excellent commuter links.

Externally the beautiful well stocked gardens have been professionally landscaped and are stocked with a plethora of mature plants, shrubs and trees. This fantastic home internally comprises of an entrance hallway, living room, spacious dining room with Inglenook fireplace, breakfast kitchen and a ground floor wet room. To the first floor there are three bedrooms and a refitted family bathroom. In addition to the beautiful gardens there is a vegetable plot and a block paved driveway.

- Double Fronted Detached Georgian Home
- Situated In The Heart Of Gnosall Village
- Dining Room With Inglenook & Lounge
- Breakfast Kitchen & Wet Room
- Three Bedroom & Family Bathroom
- Driveway & Stunning Well Stocked Gardens

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hall

Being accessed through a double glazed entrance door and having stairs leading to the first floor landing.

Sitting Room 13' 0" x 12' 5" (3.96m x 3.78m)

A spacious and light sitting room having decorative plaster coving, pine fire surround with cast iron and tiled inset which houses the living flame coal effect gas fire set on a tiled hearth. In addition, there is a dado rail, radiator and double glazed window to the front elevation.

Dining Room 13' 0" x 13' 1" inc. Inglenook (3.95m x 3.98m inc. Inglenook)

A spacious, formal dining room having the original exposed beam and a large Inglenook fireplace with exposed chimney breast and quarry tiled hearth, understairs storage cupboard, radiator and double glazed window to the front elevation.

Breakfast Kitchen 9' 7" x 12' 1" (2.92m x 3.69m)

Having a range of matching units extending to base and eye level and fitted work surface with inset one and a half bowl stainless steel sink drainer unit. Range of integrated appliances including an oven/grill, four ring halogen hob with cooker hood over, dishwasher, fridge and freezer. Tiled effect floor, splashback tiling, stable door and double glazed window to the side elevation



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leading to the block paved courtyard, double glazed window and oak panelled door leading to:

Wet Room 5' 5" x 7' 9" (1.65m x 2.36m) - max measurements

Having a wall mounted electric shower, wash hand basin, and low level WC. Tiled walls, cupboard having plumbing for washing machine, radiator, access to loft space and double glazed window to the rear elevation.

First Floor Landing

Airing cupboard housing the wall mounted gas central heating boiler.

Bedroom One 13' 0" x 12' 5" (3.96m x 3.79m)

Having access to loft space, coving, radiator and double glazed window to the front elevation. Doors leading to the over stairs Juliet balcony which has a further double glazed window to the front elevation.

Bedroom Two 9' 11" x 10' 5" exc robes (3.01m x 3.17m exc robes)

A second double bedroom having fitted wardrobes with sliding mirror fronted doors to one wall, radiator and double glazed window to the front elevation.

Bedroom Three 9' 6" x 6' 5" (2.90m x 1.95m)

Having a radiator and double glazed window to the side elevation.

Bathroom 9' 5" x 5' 10" (2.88m x 1.78m)

Having a suite comprising of a panelled bath with a traditional style chrome mixer tap with shower attachment, pedestal wash basin and low level WC. Splashback tiling, tiled effect floor, radiator and double glazed window to the rear elevation.

Outside - Front

The property sits on a beautiful, elevated position, in the heart of Gnosall and having truly stunning, professional landscaped garden which are well stocked with lawn and gravelled area, deep beds having many species of plants, shrubs and trees. There is a vegetable plot, garden shed and two greenhouses. There is a feature ornamental pond with a stone bridge.

Outside - Rear

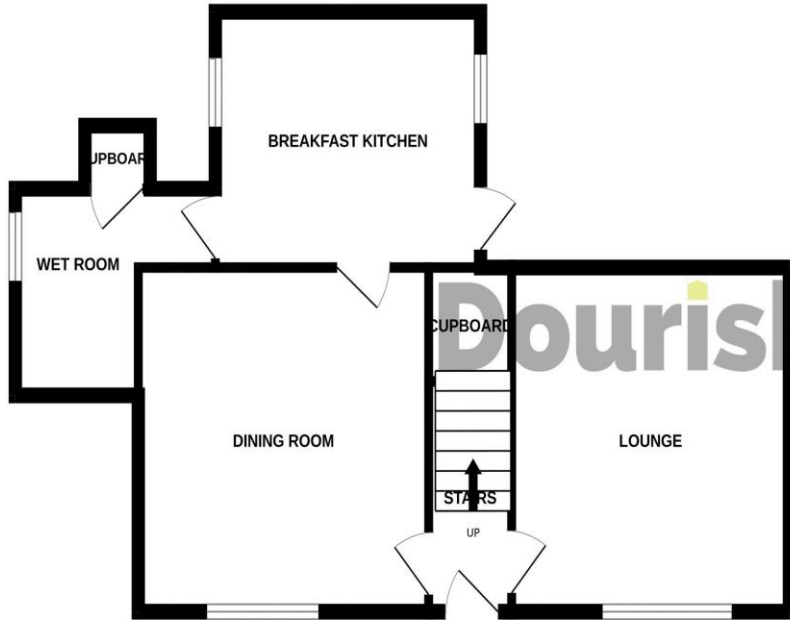
There is a courtyard which is block paved and having access directly onto the High Street.

Parking

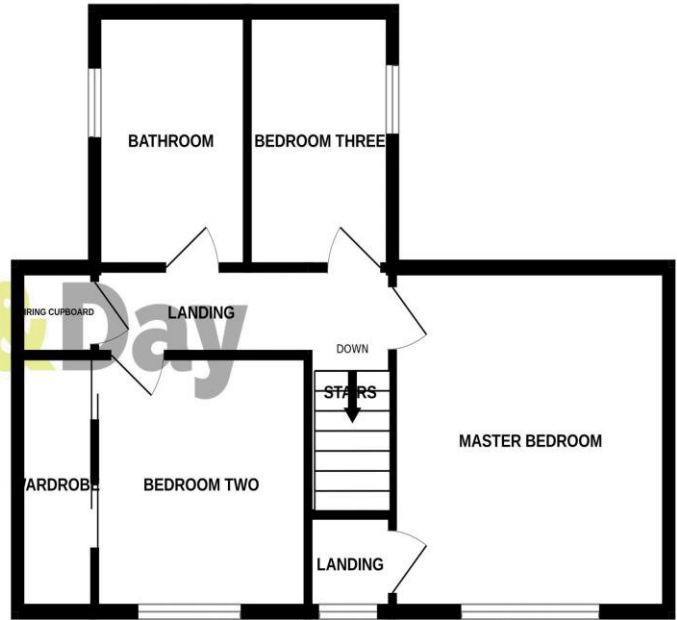
A block paved driveway provides off-road parking.



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
Very energy efficient - lower running costs			
A	(92-100)		93
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	42	
F	(27-38)		
G	(1-26)		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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