



£475,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: F

Gnosall Stafford

Tulip Walk Gnosall
Stafford Staffordshire



Introducing this beautiful four-bedroom detached family home which provides plenty of space and comfort for the whole family.

Located in the highly desirable village of Gnosall which offers local amenities and is only a 15 minute drive to Stafford's town centre, this is a prime location for anyone looking for a rural feel but not too out of the way from the town. Step inside and you will find an entrance hallway, living room, office, family room, guest WC and a good size kitchen/dining room all located to the ground floor. Ascending to the first floor there are four good size bedrooms and an en-suite to both bedrooms one & two and a walk in wardrobe to bedroom one and finishing with a family bathroom. Externally the property has a driveway with a double garage and an enclosed private rear garden. So, don't delay call us today to arrange your viewing appointment to avoid disappointment.

- Beautifully Presented Four Bedroom Detached Home
- Living Room, Family Room & Office
- Kitchen/Dining Room & Guest WC
- Four Good Size Bedrooms With Two Ensuites
- Driveway, Double Garages & Private Rear Garden
- 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 composite entrance door to the front elevation and having stairs off, rising to the first floor landing & accommodation, a useful understairs storage cupboard, with an additional storage cupboard, cloakroom, radiator & Amtico wood effect flooring.

Guest WC 5' 3" x 6' 0" (1.59m x 1.83m)

Having a white suite with a low-level WC with enclosed cistern & pedestal wash basin with chrome mixer tap. There is Amtico wood effect flooring and radiator.

Living Room 16' 9" x 10' 1" (5.11m x 3.08m)

A spacious living room having two radiators, a double glazed bay window to the side elevation and double glazed window to the front elevation.

Office 7' 0" x 9' 10" (2.14m x 3.0m)

A versatile room having a radiator, Amtico wood effect flooring and a double glazed window to the front elevation.

Family Room 13' 2" x 9' 10" (4.02m x 3.0m)

Having Amtico wood effect flooring, two radiators and double glazed double doors to the rear elevation.

Kitchen/Dining Room 15' 7" x 16' 9" (4.75m x 5.11m)

Having a range of matching wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel 1.5 bowl sink/drainers with chrome mixer tap and a range of fitted/integrated appliances which include; double oven/grill, 5-ring gas hob & extractor hood over, integrated washer/dryer, dishwasher and fridge/freezer.



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There is Amtico wood effect flooring, two radiators, double glazed windows to both side elevations, and double glazed door leading to the rear elevation.

First Floor Landing

Having loft access, radiator, airing cupboard.

Bedroom One 11' 8" x 10' 7" (3.55m x 3.23m)

A double bedroom having a walk-in wardrobe which has a skylight window, radiator and double glazed windows to both the rear & side elevations.

En-suite (Bedroom One) 4' 11" x 5' 11" (1.51m x 1.81m) maximum measurements

Having a white suite comprising of a low-level WC with enclosed cistern, wash hand basin with mixer tap, and a screened shower cubicle. There is part-tiled walls, chrome towel radiator and Amtico wood effect flooring.

Bedroom Two 13' 0" x 10' 5" (3.95m x 3.17m)

A second double bedroom having double glazed windows to both the front & side elevations and a radiator.

En-suite (Bedroom Two) 4' 8" x 7' 6" (1.42m x 2.28m) maximum measurements

Having a white suite comprising of a low-level WC with enclosed cistern, wash hand basin with mixer tap, and a screened shower cubicle. There is part-tiled walls, chrome towel radiator, Amtico wood effect flooring and a double glazed window to the side elevation.

Bedroom Three 12' 3" x 10' 0" (3.74m x 3.04m)

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

Bedroom Four 10' 5" x 10' 0" (3.17m x 3.05m)

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

Bathroom 6' 4" x 7' 0" (1.92m x 2.14m)

Having a white suite comprising of a low-level WC with enclosed cistern, wash hand basin with mixer tap, and a panelled bath with chrome mixer tap, screen & shower over. There is tiled walls, Amtico tiled effect flooring, chrome towel radiator and a double glazed window to the front elevation.

Outside Front

The property is approached over an asphalt driveway providing ample off-street vehicle parking. There is a paved pathway leading to the front entrance door where there are a variety of shrubs to the border.

Detached Double Garage

Unable to access for measurements. Having two up and over garage doors to the front elevation with power & lighting.

Outside Rear

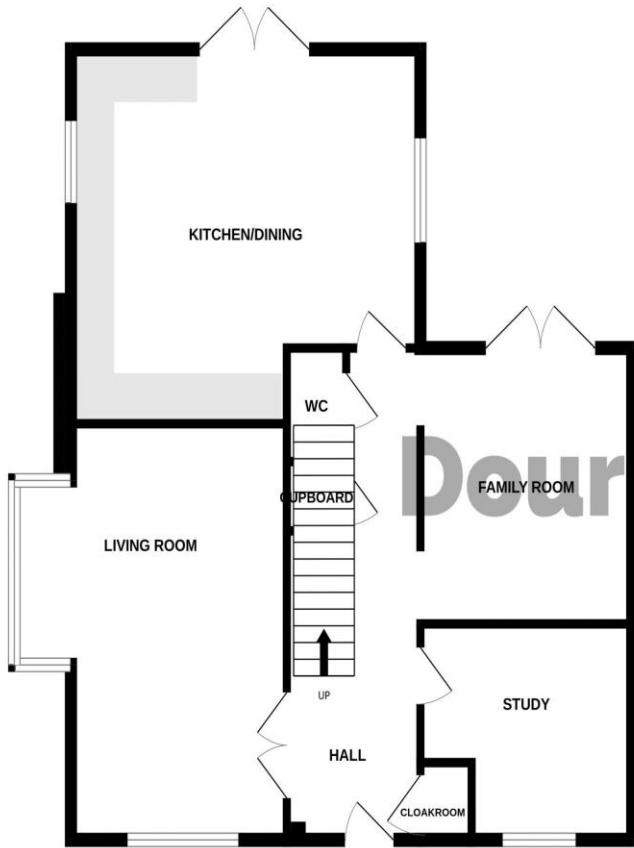
An enclosed rear garden having a paved seating area leading onto a large lawned garden area and is enclosed by part brick walls & timber fencing to the boundaries.

ID Checks

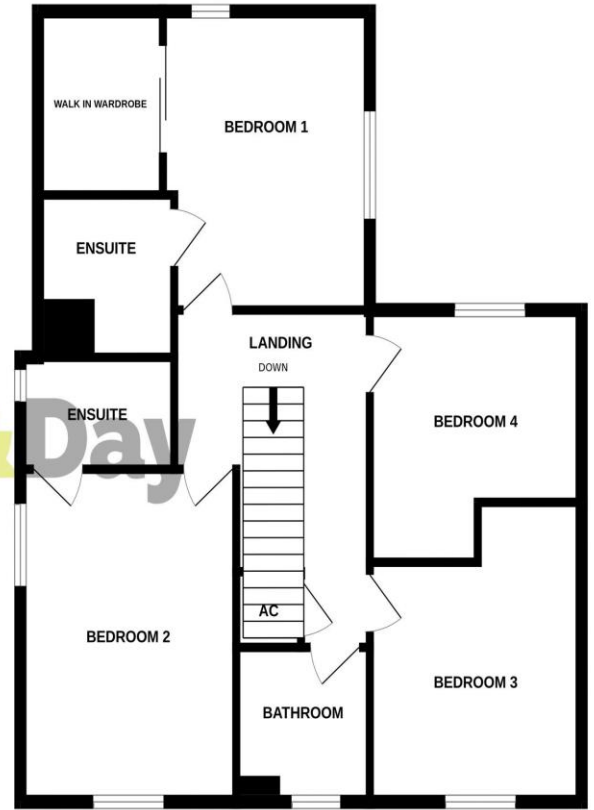
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GROUND FLOOR



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	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy inefficient - higher running costs	(0-10)		
England & Wales		86	94
EU Directive 2002/91/EC			
www.epcrea.com			



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