



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

Gnosall Stafford

Audmore Road Gnosall
Stafford Staffordshire



If you're getting to your Wits End with scrolling through endless properties and not managing to find the right home for you and your family then this deceptively spacious four-bedroom detached family home may be the ideal family home for you!

Located in the highly desirable village of Gnosall this charming village offers a range of local amenities, including pubs and shops, providing a semi-rural feel without being too far from Stafford. Step inside to find an inviting entrance hall, a spacious living room, a dining room, a kitchen/breakfast room, and a guest WC/shower room, all on the ground floor. Ascending to the first floor, you will discover four generously sized bedrooms and a family bathroom. Externally, the property boasts a double-width driveway providing ample off-road parking, a garage, and a rear multi-level garden. The garden features a beautiful stream, known to attract kingfishers, adding a touch of nature and tranquillity to the home. Properties like these don't often come to market, so take full advantage of this fantastic opportunity and call us today to arrange your viewing appointment!

- Four Bedroom Detached Family Home
- Spacious Living Room & Dining Room
- Good Size Kitchen & Guest WC/Shower Room
- Four Good Size Bedrooms & Family Bathroom
- Double Width Driveway, Garage & Rear Garden
- Located In A Highly Desirable Location

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 Hall

Being accessed through a double glazed composite door with double glazed side panels and having stairs leading to the first floor landing, wood effect laminate floor and radiator.

Guest WC / Shower Room 6' 0" x 6' 5" (1.84m x 1.96m)

Having a white suite which includes a shower cubicle with glazed screen and mains shower, wash hand basin set in a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Tiled walls, tiled floor, radiator and double glazed window to the front elevation.

Living Room 20' 11" x 12' 5" (6.37m x 3.78m)

A spacious living room having a log burner set into the chimney breast and set on a tiled hearth, two radiators, double glazed bow window to the front elevation and double glazed sliding door giving views and access to the rear garden.

Dining Room 10' 6" x 13' 4" (3.21m x 4.06m)

A spacious dining room having a wood effect laminate floor, radiator and double glazed double doors giving views and access to the rear garden.

Kitchen 14' 10" x 9' 8" (4.51m x 2.95m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Spaces for cooker with cooker hood over, further appliances space. Part tiled walls, tiled effect floor, breakfast bar, radiator and double glazed windows to both the front and rear elevations.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

First Floor Landing

Having access to loft space, airing cupboard with shelving and radiator.

Bedroom One 14' 11" x 9' 10" (4.54m x 2.99m)

A spacious double bedroom having built-in double wardrobes with hanging rail, radiator and double glazed windows to the front and side elevations.

Bedroom Two 10' 4" x 12' 2" (3.14m x 3.72m)

A second double bedroom having a built-in double wardrobe with hanging rail, radiator and double glazed window to the front elevation.

Bedroom Three 10' 6" x 12' 1" (3.19m x 3.68m)

A third double bedroom having a built-in wardrobe with overhead storage, radiator and double glazed window to the rear elevation.

Bedroom Four 6' 4" x 11' 2" (1.93m x 3.41m)

Currently being used as a study and having fitted double wardrobes with hanging rail, wood flooring radiator and double glazed window to the front elevation.

Family Bathroom 7' 5" x 7' 1" (2.26m x 2.17m)

Having a white suite which includes a panelled bath with chrome taps, pedestal wash basin with chrome taps and close coupled WC. Tiled effect laminate floor, tiled walls, radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a double-width block paved driveway which provides off-road parking. The garden is mainly laid to lawn with an array of maturing shrubs and trees. The driveway leads to the main entrance door and also leads to:

Garage 20' 2" x 10' 11" (6.15m x 3.32m)

Having an up and over door to the front, wall mounted gas central heating boiler, power, lighting and a double glazed window and door leads to the rear garden.

Outside - Rear

Having a large decked seating area and steps leading to the remainder of the garden which is mainly laid to lawn. Again, there are an array of maturing beds with plants, shrubs and trees and there is a further gravelled area. The garden also has a stream running through and the two garden sheds are included in the sale.

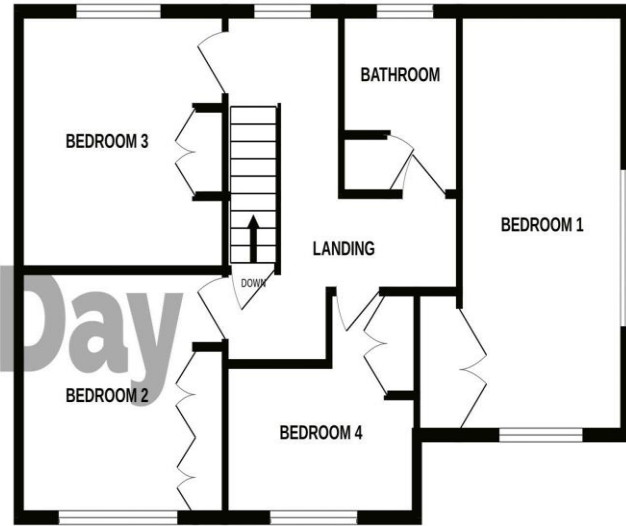
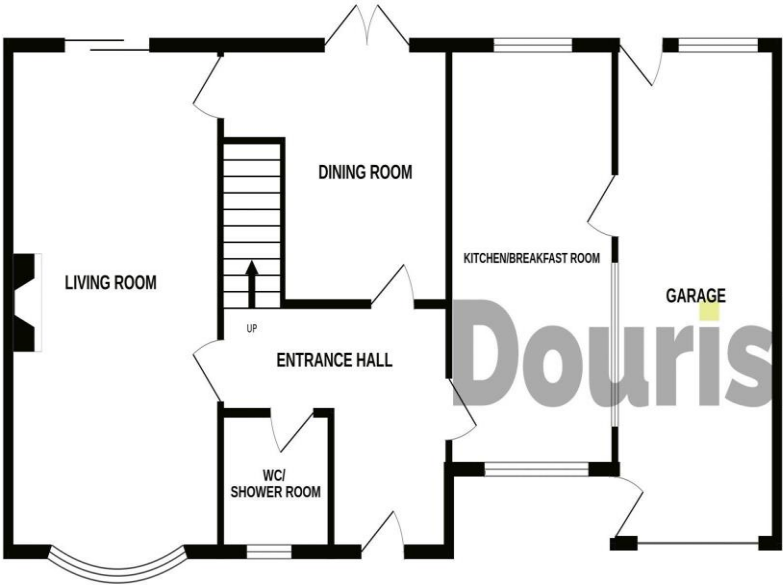
ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
0-20	G		
Not energy efficient - higher running costs			

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



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk