



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Gnosall Stafford

Knightley Road Gnosall
Stafford Staffordshire



Calling all property searchers! Are you in pursuit of your forever family home in a charming and highly desirable village? Look no further! Introducing this spacious three-bedroom detached home, nestled in the sought-after village of Gnosall. This delightful property is perfect for those seeking a tranquil village lifestyle with the convenience of nearby amenities.

Step inside and be welcomed by an inviting entrance hall, leading to a comfortable living room, a formal dining room, and a well-equipped kitchen. The ground floor also includes a convenient guest WC and a cosy sitting room, perfect for enjoying peaceful views of the garden. Ascending to the first floor, you will find three generously sized bedrooms and a modern family shower room. Externally, the property boasts a driveway that provides ample off-road parking, leading to a useful garage store that can easily be converted back into a full garage if desired. The private rear garden offers a serene space for outdoor activities and relaxation. With No Onward Chain.

- Three Bedroom Link Detached Home
- Living Room, Kitchen, Dining Room & Sitting Room
- Three Spacious Bedrooms & Shower Room
- Driveway, Private Rear Garden & Garage Store
- Located In A Highly Desirable Village
- No Onward Chain

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

Accessed through a glazed entrance door, having a storage cupboard, laminate flooring and a radiator.

Guest WC 2' 9" x 5' 1" (0.84m x 1.55m)

Fitted with a white suite comprising low-level WC & wash hand basin. There are part-tiled walls, wood effect flooring.

Living Room 17' 1" x 10' 4" (5.20m x 3.15m)

A spacious living room with an electric fire, radiator and a double glazed window to the front elevation.

Kitchen 9' 8" x 8' 7" (2.95m x 2.62m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl sink unit with mixer taps and appliances including oven, induction hob & extractor hood over. There are spaces for plumbed appliances, tiled splashbacks, and a double glazed window to the conservatory.

Dining Room 12' 11" x 7' 8" (3.93m x 2.33m)

A good sized dining room having stairs leading up to the first floor landing, storage cupboard, wood laminate flooring, and a radiator.



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Sitting Room 9' 0" x 16' 6" (2.748m x 5.03m)

A further spacious reception room having a radiator, and a double glazed sliding door to the rear elevation.

First Floor Landing

Having a skylight window and access to loft space.

Bedroom One 8' 7" x 13' 1" (2.62m x 4.00m)

A spacious double bedroom having built-in bedroom furniture, radiator and double glazed window to the front elevation. The room benefits also from having a useful built-in cupboard.

Bedroom Two 9' 9" x 9' 1" (2.96m x 2.78m)

Having wood flooring, radiator and a double glazed window to the rear elevation.

Bedroom Three 13' 0" x 7' 0" (3.97m x 2.13m) (restricted head height)

Having wood flooring, radiator and a double glazed window to the rear elevation.

Shower Room 8' 4" x 5' 5" (2.53m x 1.65m)

Fitted with a white suite comprising low-level WC, wash hand basin, and a glazed shower cubicle housing a mains shower. The room also benefits from having part-tiled walls, towel radiator and a double glazed window to the side elevation.

Outside Front

The property is approached over a block paved driveway providing off-street vehicle parking and access to the entrance door & garage via carport with a store. There is an additional gravelled parking area to the side, and there are a variety of established flowerbeds, plants & shrubs.

Garage/Store 18' 1" x 8' 8" (5.52m x 2.64m)

Currently purposed as a store by the current owners but can be reinstated back as a garage. There is power & lightings, and the store accommodates a wall mounted gas central heating boiler. There is an access door to the front elevation.

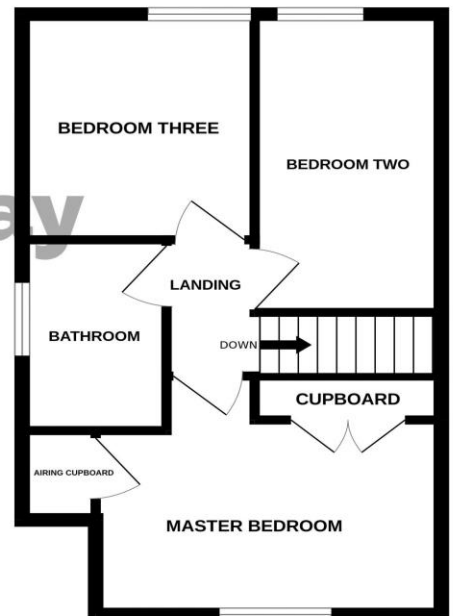
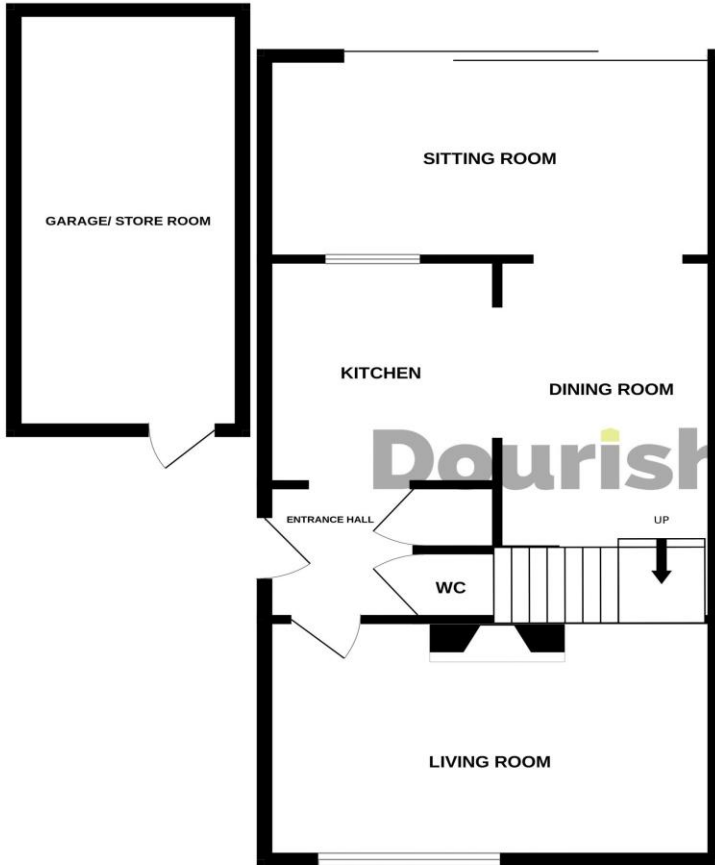
Outside Rear

Having a part-gravelled & part-paved outdoor seating/entertaining area leading onto a lawned garden which has a variety of established shrubs, trees & plants. The garden continues to the side of the property which has a further gravelled area and a greenhouse & garden shed. The garden is enclosed by part-panelled fencing.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 B
39-54	E		
21-38	F		
1-20	G		

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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