



£345,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **D**

Gnosall Stafford

Long Bailey Station Road Gnosall
Stafford Staffordshire



Are you looking to downsize or find a bungalow that requires little to no work? Look no further than this beautifully presented three-bedroom detached bungalow, situated in the highly desirable village of Gnosall. This charming village offers a rural feel with an array of local shops and amenities, all while being just a 15-minute drive from Stafford town centre.

Step inside to find an inviting entrance porch leading to a spacious living room, followed by an inner hall, a well-appointed kitchen/breakfast room, a utility room with guest WC, three tastefully decorated bedrooms, and a modern shower room. Outside, the property features a driveway offering ample off-road parking, a garage that leads to a workshop, and a low-maintenance rear garden, perfect for relaxation. With bungalows in high demand, this property is sure to attract a lot of attention, so don't miss out! Call us today to arrange your viewing appointment.

- Three Bedroom Detached Bungalow
- Living Room, Kitchen/Breakfast & Utility
- Three Bedrooms, Shower Room & Guest WC
- Driveway, Garage, Workshop & Private Rear Garden
- Modernised Throughout
- 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 Porch

Accessed through a double glazed composite entrance door and leading into the porch which has a radiator, a double glazed window to the side elevation and a further glazed door leading through into the living room.

Living Room 14' 7" x 16' 8" (4.45m x 5.07m)

A spacious living room, having an electric fire set into the chimney. There is a radiator, two double glazed windows to the side elevation and a double glazed window to the front elevation.

Inner Hallway

Having access to loft space, a built-in airing cupboard with a wall mounted gas central heating boiler, a further built-in cupboard, a radiator and a glazed window.

Kitchen 10' 6" x 13' 4" (3.19m x 4.06m)

Fitted with a range of matching wall, 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 which include an electric double oven, a 5-ring gas hob with extractor hood over, integrated dishwasher and an integrated fridge/freezer. The room also benefits from ceramic splashback tiling to the wall surfaces, tiled flooring, a radiator and a double glazed window to the side elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Utility Room 5' 3" x 11' 1" (1.59m x 3.39m)

Fitted with a range of matching base & eye-level units with under-counter space for plumbed appliances. There is a large walk-in storage cupboard, part-tiled ceramic splashbacks, tiled flooring, a radiator, a double glazed window to the side elevation and double glazed side door.

Guest WC 2' 9" x 6' 6" (0.85m x 1.97m)

Fitted with a white suite comprising of a low-level WC and a wash hand basin with chrome mixer tap. There is part-tiled walls, tiled flooring, a chrome towel radiator, inset ceiling downlighting and a double glazed window to the side elevation.

Bedroom One 11' 11" x 10' 4" (3.64m x 3.16m)

A good sized double bedroom, having a double glazed window to the rear elevation and a radiator.

Bedroom Two 9' 6" x 10' 4" (2.90m x 3.16m)

A second double bedroom, having built-in double wardrobes, a radiator and a double glazed window to the rear elevation. There is also additional loft access.

Bedroom Three 10' 3" x 7' 7" (3.13m x 2.32m)

Having a built-in double wardrobe, a radiator and a double glazed window to the rear elevation.

Shower Room 5' 5" x 10' 3" (1.66m x 3.13m)

Fitted with a white suite comprising of a walk-in rain shower with a screen, a wash hand basin set into top with chrome mixer tap and storage beneath, and a low-level WC. The room also benefits from ceramic tiled flooring & walls, a chrome towel radiator, inset ceiling downlighting and a double glazed window to the side elevation.

Outside Front

The property is approached over a large double width driveway which provides access to the garage and main entrance door to the front elevation, and off-street parking for several vehicles, continuing down the side of the property and having a brick privacy wall and a decorative garden area with a variety of mature plants, trees & shrubs.

Garage 20' 11" x 20' 3" (6.38m x 6.16m)

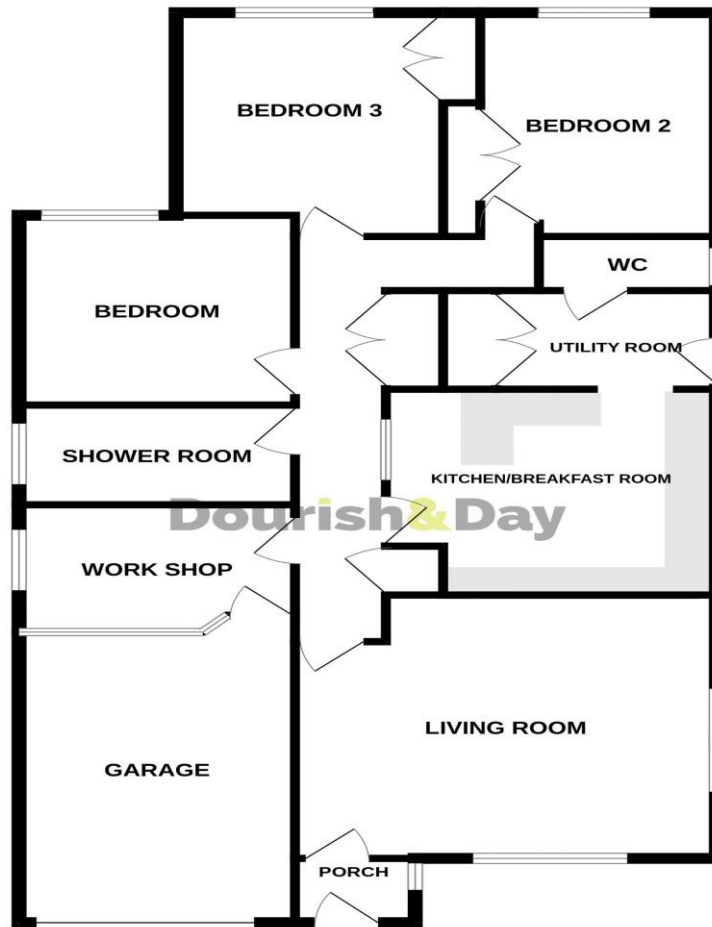
Having an electrically operated roller shutter garage door to the front elevation, power, lighting and a partitioned wall with plastic glazing in a workshop. There is a double glazed window to the rear elevation an integral door leading into the inner hallway.

Outside Rear

Featuring a paved patio seating area leading onto a decorative slate covered garden area offering low-maintenance garden maintenance. There is an additional decked outdoor seating/entertaining area and the garden is enclosed by timber panelled fencing.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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



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