



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: D

## Gnosall Stafford

The Flashes Gnosall  
Stafford Staffordshire

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*This property is expected to sell quickly, having been meticulously maintained and offering spacious living on a beautifully landscaped plot.*

The ground floor features an entrance hallway, a shower room, a large living/dining room, an extended open-plan kitchen/dining area, and a utility room. Upstairs, you'll find a modern family bathroom and three generously sized double bedrooms. Outside, the home boasts a full-width driveway providing ample parking, a garage/store, and a private, landscaped rear garden. Situated in the highly sought-after village of Gnosall, this outstanding home won't be on the market for long, so be sure to schedule a viewing soon.

- Beautiful Detached Family Home
- Large Living/Dining Room
- Open Plan Kitchen/Dining Room & Utility Room
- Three Double Bedrooms
- Family Bathroom & Shower Room
- Driveway, Garage/Store & Landscaped Garden

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hallway

Accessed through a double glazed entrance door and featuring porcelain tiled flooring, radiator and stairs rising up to the first floor accommodation with an under stairs cupboard.

## Ground Floor Shower Room 5' 3" x 5' 5" (1.60m x 1.64m)

Fitted with a contemporary white suite which includes a dual flush WC, pedestal wash hand basin with chrome mixer tap and tiled shower cubicle with mains mixer shower. The room also benefits from porcelain tiled flooring, a radiator and double glazed window to the front elevation.

## Living/Dining Room 22' 0" x 13' 11" (6.70m x 4.25m)

A large, bright reception room that features wood effect flooring, two radiators, a double glazed window to the front elevation fitted with plantation style shutters and double glazed sliding patio door leading directly out into the rear garden.

## Open Plan Kitchen/ Dining Room

### Kitchen 8' 8" x 10' 7" (2.63m x 3.22m)

Fitted with a modern matching range of wall, base and drawer units with worktop which incorporates a one and a half bowl sink drainer unit with mixer tap and integrated appliances that include a double oven, microwave, hob with hood above, dishwasher and wine cooler. This area also has a vertical fitted tall radiator, recess downlights, wood effect flooring and double glazed window to the rear elevation.



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**Dining Area** 20' 0" x 9' 3" (6.09m x 2.82m)

Having porcelain tiled flooring, recess downlights, a radiator and two sets of double glazed French doors leading out into the rear garden.

**Utility** 5' 2" x 8' 10" (1.58m x 2.69m)

Fitted with a wall unit and worktop with spaces for appliances beneath. There is also wood effect flooring and a double glazed side door.

**First Floor Landing**

Having a loft access point with drop down ladder and a double glazed window to the side elevation.

**Bedroom One** 11' 9" x 11' 9" (3.59m x 3.57m)

A large double bedroom that features wall to wall built in wardrobes with sliding mirrored doors, a radiator and double glazed window to the rear elevation fitted with plantation style shutters.

**Bedroom Two** 10' 0" x 11' 5" (3.05m x 3.49m)

A second double bedroom having a built in double wardrobe with sliding mirrored fronts, radiator and double glazed window to the front elevation.

**Bedroom Three** 8' 8" x 10' 8" (2.65m x 3.26m)

A third double bedroom that has a radiator and two double glazed windows.

**Family Bathroom** 5' 2" x 8' 4" (1.57m x 2.55m)

Fitted with a contemporary white suite which includes a dual flush WC, vanity style wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and mains shower over. The room also benefits from a built in double cupboard housing the gas central heating boiler, tiled flooring, recess downlights, heated towel radiator and double glazed window to the front elevation fitted with plantation style shutters.

**Outside - Front**

The property is approached over a large full width driveway providing ample off road parking and in turn giving access to the:

**Garage/Store**

Accessed via an up and over garage door.

**Outside - Rear**

A spectacular landscaped private garden that features decked seating areas with a roller sun shade connected to the rear of the house providing that needed escape from the sun. There is also a well kept lawn, planting beds and gated side access.

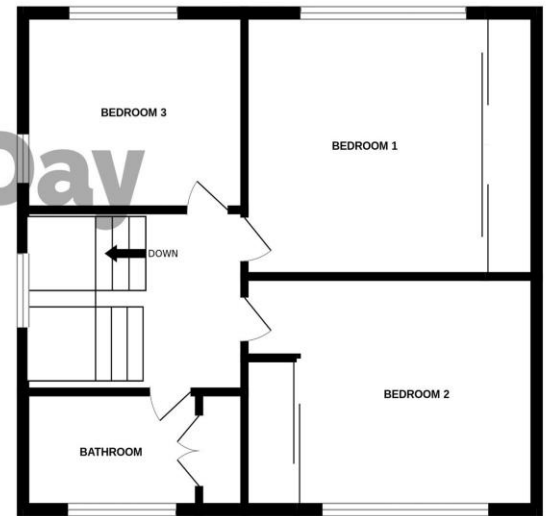
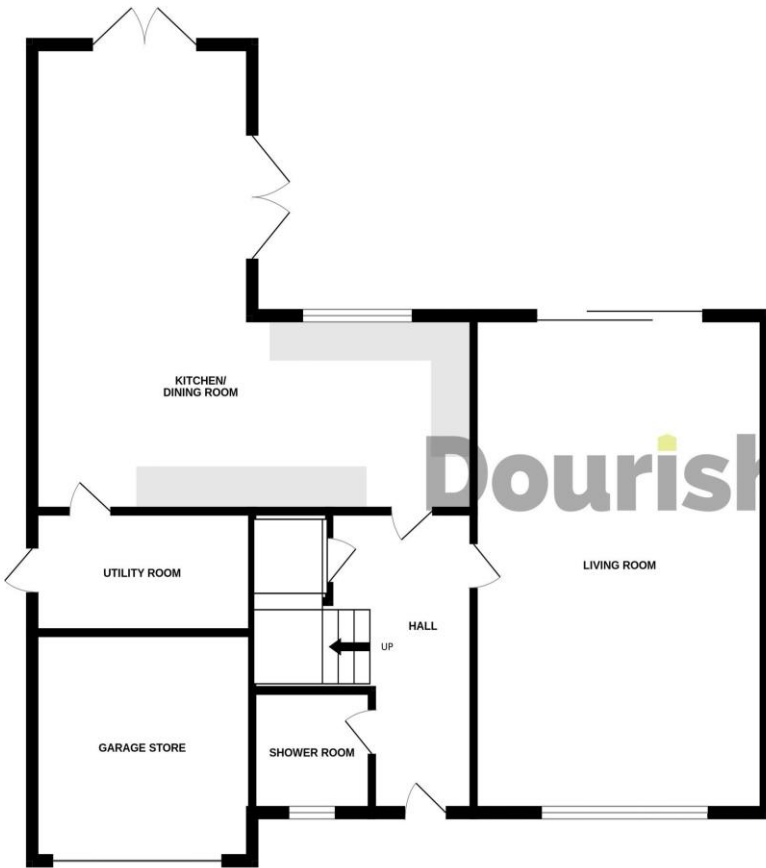
**Agents Note**

This property is constructed with a steel frame, and all potential buyers are encouraged to consult their mortgage company to determine their lending eligibility.



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 |   |         |           |
| (91-100)                                    | A |         |           |
| (81-90)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         | 64        |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         | 75        |

England & Wales EU Directive 2002/91/EC  
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