



£335,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

Gnosall Stafford

Barley Orchard Gnosall
Stafford Staffordshire



Introducing this spacious three-bedroom detached family home with a pleasant open outlook to the front, nestled in the highly desirable village of Gnosall, which offers a range of local shops and amenities.

This property is perfect for those seeking a comfortable and well-located home. The ground floor features a welcoming entrance hall, a convenient guest WC, a bright and spacious living room, a separate dining room, and a well-appointed kitchen. On the first floor, you'll find three well-proportioned bedrooms, including a master bedroom with an en-suite, along with a modern family bathroom. Externally, the property boasts a lawned front garden, a driveway leading to a single garage, and an enclosed private rear garden—ideal for relaxation or family gatherings. With No Onward Chain, this home is ready for its new owners. Don't miss out—call us today to arrange your viewing appointment and avoid disappointment!

- Three Bedroom Detached Family Home
- Spacious Living Room, Dining Room & Kitchen
- Three Spacious Bedrooms
- Ensuite To Bedroom One, Bathroom & Guest WC
- Driveway, Single Garage & Private Rear Garden
- No Onward Chain, 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

Accessed through a double glazed entrance door having a radiator and stairs leading up to the first floor landing.

Guest WC 3' 4" x 4' 10" (1.01m x 1.47m)

Having a white suite comprising of a wash basin with chrome taps and low level WC. Tiled flooring and double glazed window to the front elevation.

Living Room 15' 8" x 17' 2" (4.77m x 5.24m)

A spacious living room having an electric fire set onto a granite hearth with matching surround, two radiators, double glazed window to the front elevation and double glazed sliding door to the rear elevation.

Dining Room 7' 9" x 14' 9" (2.35m x 4.50m)

A spacious dining room having an understairs storage cupboard, radiator and double glazed window to the front elevation.



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Kitchen 7' 6" x 11' 8" (2.28m x 3.55m)

Having a range of matching base and eye level units with fitted work surfaces and an inset stainless steel single bowl sink unit with chrome mixer tap. Range of built-in cooking appliances including an oven with an electric hob and cooker hood over, additional integrated appliances include a dishwasher, washing machine and fridge freezer. Wall mounted gas central heating boiler, tiled splashbacks, tiled walls, wood effect vinyl flooring, radiator, double glazed window to the front elevation and double glazed door to the side elevation.

First Floor Landing

Having access to loft space, radiator, airing cupboard with radiator and shelving and double glazed window to the rear elevation.

Bedroom One 15' 8" x 11' 5" (4.78m x 3.49m)

A spacious double bedroom having two radiators and double glazed windows to the front and rear elevation.

En-suite 7' 2" into shower x 3' 2" (2.18m into shower x 0.96m)

Having a white suite comprising of a mains fed shower in a cubicle with glazed shower screen, wash basin with chrome taps, close coupled WC and tiled walls.

Bedroom Two 8' 9" x 13' 11" (2.67m x 4.25m)

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

Bedroom Three 6' 8" x 12' 1" (2.02m x 3.68m)

Having a radiator and double glazed window to the front elevation.

Bathroom 6' 0" x 7' 7" (1.84m x 2.32m)

Having a white suite comprising of a panel bath with chrome mixer tap, pedestal wash basin with chrome taps and close coupled WC. Cupboard with shelving, part tiled walls, radiator and double glazed window to the front elevation.

Outside - Front

Accessed via a shared driveway that leads to the property's own drive providing off road parking and giving access to the main entrance door and detached single garage. A large lawned garden to the front and wooden gate that leads to the rear elevation.

Garage

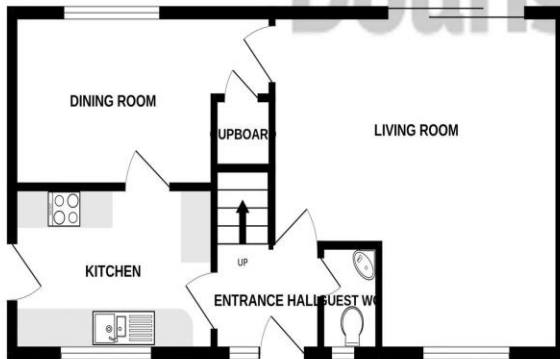
Having an up and over door.

Outside - Rear

Enclosed by wooden fence panelling having a paved seating area leading onto a lawned garden with matured shrubs and decorative planting bed area with bark chippings.



GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



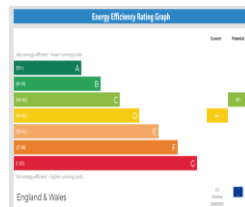
1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

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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