



£385,000

KEY TENURE: Freehold

≡ EPC RATING: B

£ COUNCIL TAX BAND: E

Gnosall Stafford

Leese Walk Gnosall
Stafford Staffordshire



This property is the epitome of perfect family living! Presented to an exceptional standard, this stunning four-bedroom detached home is located in a peaceful corner of the highly sought-after village of Gnosall.

The spacious and beautifully designed accommodation includes an inviting entrance hall, a generous lounge, an expansive open-plan family kitchen/diner, a guest WC, and a utility room on the ground floor. Upstairs, you'll find four well-proportioned double bedrooms, with the master bedroom featuring its own en-suite, alongside a stylish family bathroom. Outside, the property sits on a beautifully landscaped plot, offering a double-width driveway with ample off-road parking, leading to a single garage. The enclosed rear garden is mostly laid to lawn with a paved seating area, perfect for outdoor entertaining. This home is a must-see—schedule your viewing today to fully appreciate all it has to offer!

- Modern Detached & Village Location
- Spacious Living Room & Open Plan Kitchen/Dining Room
- Four Spacious Bedrooms
- Guest WC, Ensuite & Family Bathroom
- Driveway, Garage & Enclosed Private Rear Garden
- Located In A Highly Desirable Location

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Being accessed through a double glazed composite entrance door and having stairs leading to the first floor landing, with under stairs storage cupboard, wood effect Karndean flooring and radiator.

Guest WC 3' 4" x 6' 2" (1.02m x 1.88m)

Having a white suite comprising of a pedestal wash hand basin with chrome mixer tap and close coupled WC. Kardean wood effect flooring and radiator.

Living Room 17' 9" x 10' 0" (5.41m x 3.05m)

A spacious living room having a Karndean flooring, radiator and double glazed walk-in bay window to the front elevation.

Kitchen / Dining Room 10' 6" x 25' 7" (3.21m x 7.81m)

A large, spacious dining kitchen having a range of matching units extending to base and eye level and fitted work surfaces having an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including a double oven, five ring gas hob having a cooker hood over and fridge freezer. Tiled effect floor, radiator, recessed downlights, double glazed windows and double glazed double doors giving views and access to the rear garden.



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Utility Room 5' 5" x 5' 1" (1.64m x 1.54m)

Having a range of base units with fitted work surfaces and an inset stainless steel single bowl sink unit with chrome mixer tap. Space for appliances, tiled floor, wall mounted gas central heating boiler, radiator and double glazed composite door leading to the side elevation.

First Floor Landing

Having access to loft space and airing cupboard with shelving.

Bedroom One 12' 3" x 19' 3" max (3.74m x 5.86m max)

A large double bedroom having two built-in double wardrobes providing hanging rail, radiator and two double glazed windows to the front elevation.



Ensuite Shower Room 5' 8" x 6' 5" (1.72m x 1.95m)

Having a white suite comprising of a shower cubicle with glazed screen and mains shower, pedestal wash hand basin with chrome mixer tap and close coupled WC. Radiator, tiled effect vinyl flooring, recessed downlights and double glazed window to the front elevation.

Bedroom Two 13' 5" x 8' 6" (4.08m x 2.60m)

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



Bedroom Three 9' 10" x 9' 1" (3.00m x 2.76m)

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

Bedroom Four 9' 10" x 7' 10" (3.00m x 2.39m)

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



Family Bathroom 6' 4" x 8' 5" (1.94m x 2.57m)

Having a white suite comprising of a panelled bath with chrome mixer tap and mixer shower attachment over, separate shower cubicle having a mains shower and glazed screen, pedestal wash hand basin with chrome mixer tap and close coupled WC. Tiled effect floor, part tiled walls, radiator and double glazed window to the side elevation.

Outside - Front

The property is approached over a tarmac driveway which provides off-road parking. The garden is mainly laid to lawn with a decorative gravelled area. The drive leads to:

Garage

Having an up and over door to the front,

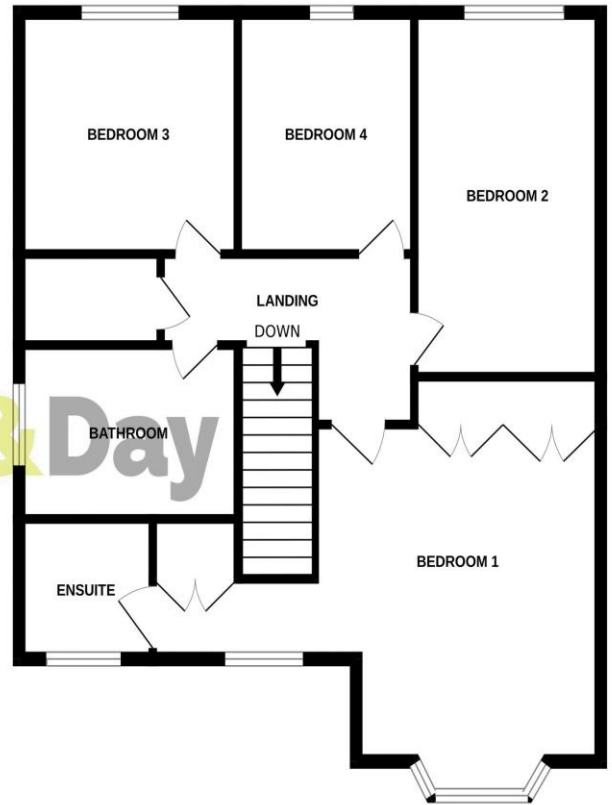
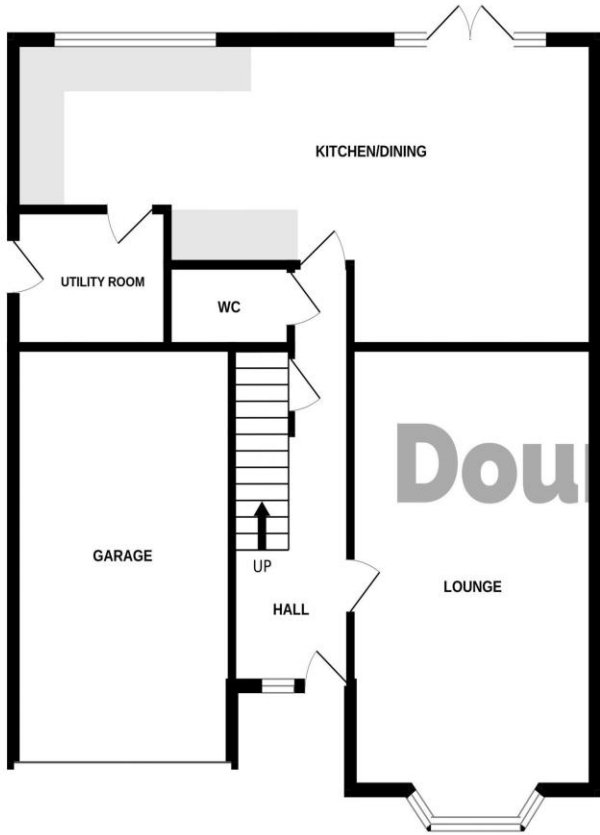
Outside - Rear

Having a paved seating area which overlooks the remainder of the garden which is mainly laid to lawn with a decorative further seating area and a gravelled area. The garden shed is included in the sale and the garden is enclosed by panel fencing.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		94
A	(81-91)	84	
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		

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

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