



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Gnosall Stafford

Fountain Fold Gnosall  
Stafford Staffordshire



***It's all about location and this superb, recently modernised, two bedroom detached bungalow certainly benefits from that! Situated on an enviable corner plot within the highly desirable Village of Gnosall having, shops, amenities, petrol station, public houses and doctors surgery all on your doorstep!***

Internally, the accommodation comprises of an entrance hall, spacious lounge diner, refitted kitchen, inner hall, refitted, contemporary style bathroom and two good sized bedrooms. Externally, the property sits on a large, well stocked, corner plot having lawned gardens to the front and side elevations, and a private rear garden with paved seating area, the property also benefits from a driveway and detached brick built garage.

- Modernised Two Bed Detached Bungalow
- Good Sized Plot, Driveway & Detached Garage
- Living Room & Refitted Kitchen
- Inner Hallway & Refitted Bathroom
- Desirable Village Location, Nearby Amenities
- 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 Porch

Approached through a double glazed entrance door and having a further door leading-in to the Lounge.

## Lounge 15' 9" x 11' 11" (4.79m x 3.62m)

A spacious and light lounge having double height, double glazed window to the front elevation, radiator and a contemporary fireplace opening, doors to Kitchen and Inner Hall.

## Kitchen 9' 8" x 8' 0" (2.94m x 2.45m)

A refitted kitchen comprising of a matching range of wall, base & drawer units with work surfaces over incorporating an inset stainless steel sink with drainer. Appliances include; 4-ring electric hob with extractor over, integrated oven/grill, and having space & plumbing for appliances. There is splashback tiling to the walls, ceramic tiling to the floor, two double glazed windows to two elevations, and a double glazed door to the side elevation.

## Inner Hallway

Having an airing cupboard housing the gas central heating boiler, doors off to bedrooms and bathroom.



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**Bedroom One** 12' 10" x 11' 9" (3.90m x 3.59m)

A spacious double bedroom having access to loft space, radiator, and a large double glazed picture window to the rear elevation.

**Bedroom Two** 9' 11" x 8' 0" (3.02m x 2.44m)

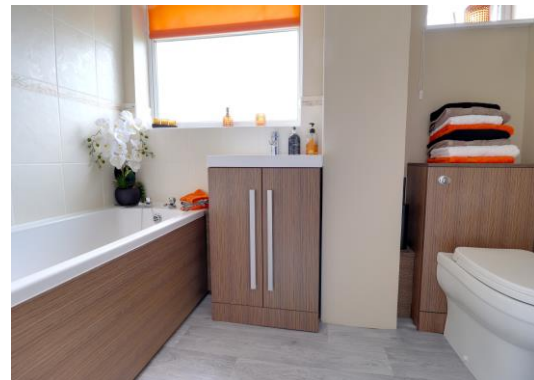
Having a radiator and double glazed window to the rear elevation.

**Bathroom** 8' 5" x 4' 8" (2.56m x 1.42m)

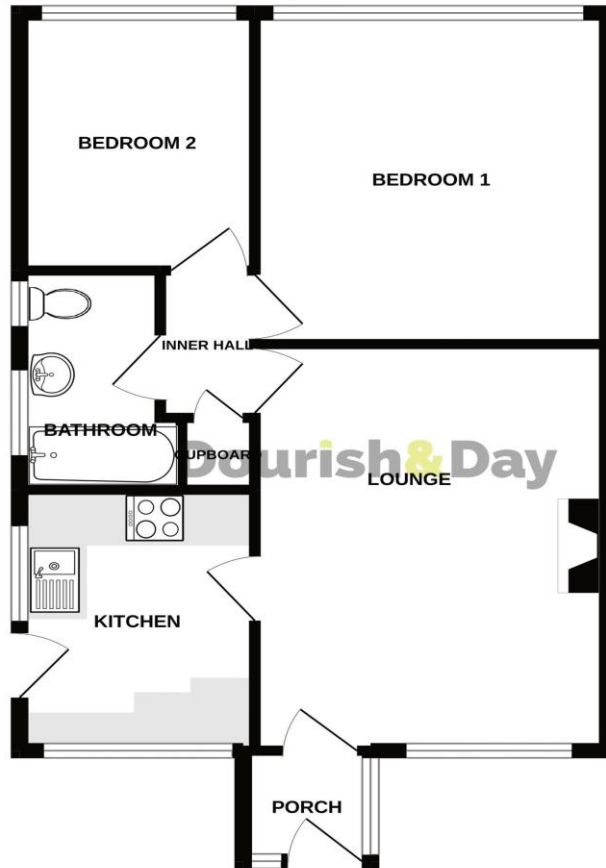
Comprising panelled bath with folding shower screen and mains shower over, wash hand basin with vanity unit beneath, and a dual flush WC with enclosed cistern. There is splashback tiling, radiator, and two double glazed windows to the side elevation.

**Externally**

The property sits on a very good sized end plot having lawned gardens to the front, gated access to the side leading to a large side garden laid mainly to lawn with well stocked flower beds and gate leading to the driveway and garage. From the side garden is a gated access leading to the rear garden being well maintained, again laid mainly to lawn with sunken vegetable garden area and paved patio.

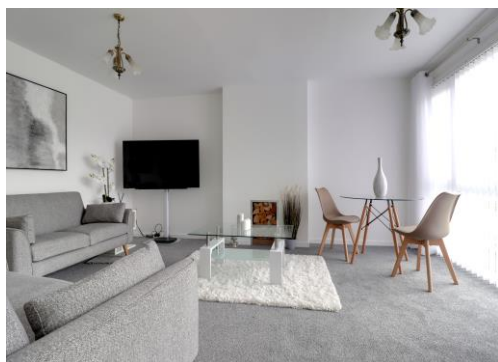


GROUND FLOOR



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 is to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		93
81-91	B		
69-80	C		
55-68	D	52	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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