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Property Description

A delightful detached bungalow nestled within the popular and highly sought after hamlet of Gnosall. If you are looking to downsize then this property will tick all the boxes.

Step inside ... Leading from the bright and airy entrance hallway is the spacious open/plan lounge/diner, plenty of space for seating with French doors that allow easy access into the conservatory. The good sized modern fitted kitchen offers a range of wall and eye level units and views overlooking the garden. Back along the hallway is the master bedroom with the luxury of a wet room with toilet and hand wash basin. A further single bedroom and bathroom with shower, W.C and hand wash basin complete the lovely flow of this immaculate bungalow.

Outside the property offers a detached double garage and a driveway.

Accommodation

Entrance Hallway

Lounge/Diner

Kitchen

Master Bedroom

En-Suite Wet Room

Family Bathroom

Bedroom Two

Detached Garage

7.64 x 3.45 (25'0" x 11'3")

5.29 x 2.35 (17'4" x 7'8")

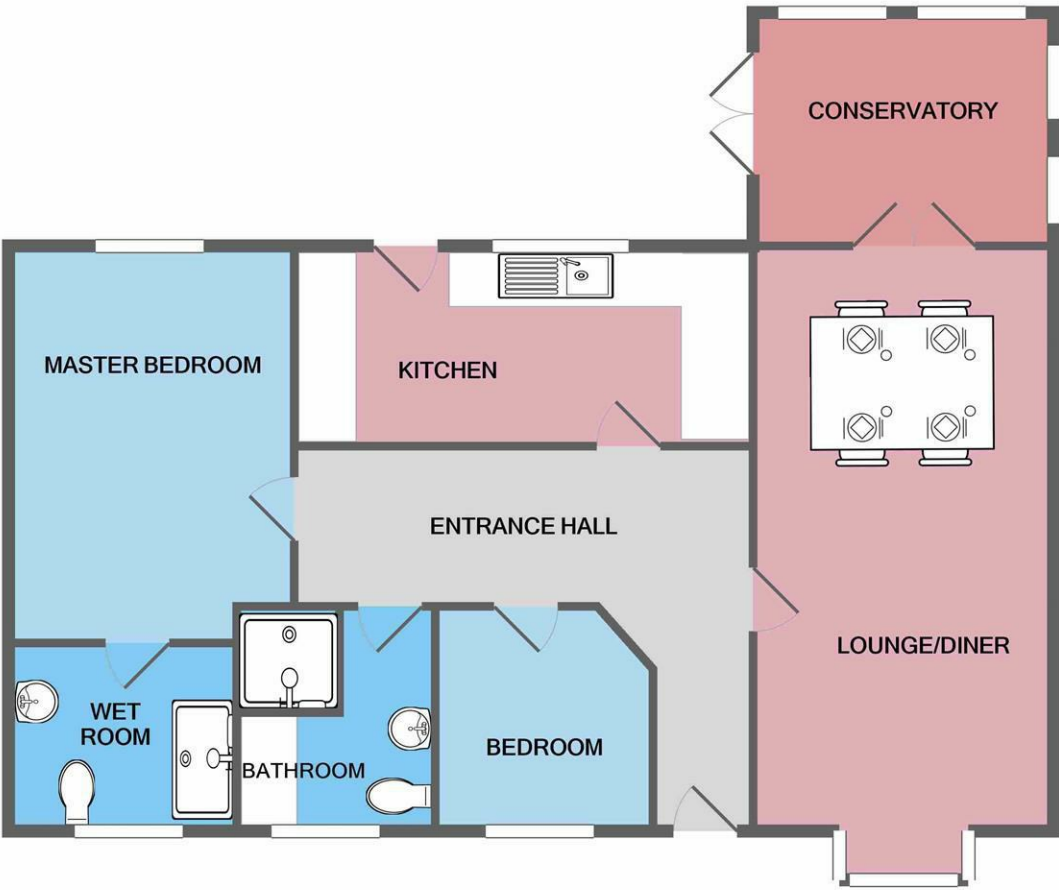
4.27 x 3.00 (14'0" x 9'10")

2.91 x 2.42 (9'6" x 7'11")

Tenure: Freehold



Floor Plan: Sellman Street, Gnosall, ST20 0EP



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019.

DB Roberts Stafford Branch
18 Salter Street, Stafford, ST16 2JU

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		75
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

