

£250,000



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5 REASONS WHY WE LOVE THIS HOUSE:

1

Immaculately presented throughout having recently undergone full refurbishment within the last 18 months

2

Large windows in all rooms ensure that they are naturally bright and airy even on the dullest of days outside

3

A fantastic plot at the end of the cul de sac with large driveway to park multiple cars on and gardens to both the front and rear

4

A spacious hallway running through the centre of the property providing access through out and creating a room in itself

5

Located within a quiet cul de sac in the popular village of Gnosall with all of your immediate amenities on your door step and easy access to both Stafford and Newport for anything else that you may need



EPC:

Stafford

77, Fountain Fold, Staffordshire, ST20 0DR

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I think we may have found the Trevi this time on Fountain Fold! Tucked away at the end of the cul de sac is this stunning two bedroom detached bungalow on a large garden plot with both spacious driveway for parking multiple cars and garden to the front and a large, enclosed garden to the rear. This bungalow has been recently refurbished within the last 18 months to make it the fantastic home it is today. The door is to the side of the property leading in from the fantastic driveway into a spacious entrance hall with doors to all rooms and glazed doors opening through to the lounge. The lounge is the main reception room having a gorgeous window to the front aspect stretching both the height and the width of the room providing an ever changing picture to look at of you front garden. There is ample space for some big furniture in this room whilst the log burning stove has been fitted into the fireplace giving a warmth as you enter the property whilst the room is finished with carpets to the floor and a television connection point to the corner of the room. The kitchen is to the front with a long window looking into the garden stretching across the room and a range of base and wall units lining the walls. Appliances are integrated including your fridge freezer and washing machine with wooden work tops to finish providing ample space to work from. The bedrooms are towards the rear of the property with the master having fitted wardrobes lining one wall and doors opening out into the garden and bedroom two currently used as the dining room also having doors opening out into the garden. The bathroom is fitted with a panel bath having shower above, wash hand basin and WC with the privacy glazed window facing the side aspect of the property. Outside, there is a detached single garage with up and over door to the front aspect and personnel door to the side providing access from the garden. The garden is mainly laid to

lawn with paved pathway to the seating area in the corner. This fantastic bungalow is ready and waiting for you to move in with all works having been done to the highest standard and with making the property a warm and welcoming home at the heart of every decision made. Don't let this one slip by! Call us today to arrange your viewing.

Location

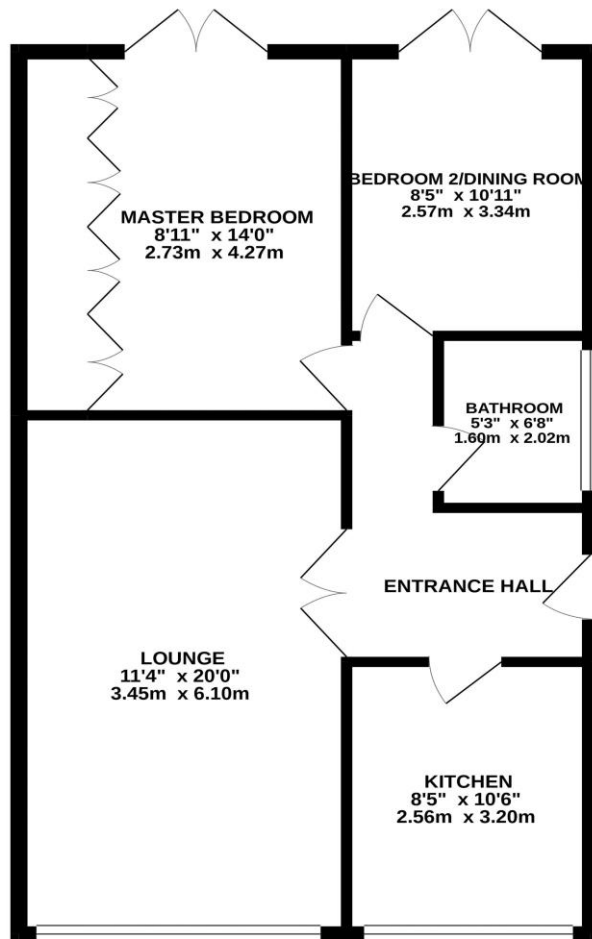
Gnosall is a busy village with plenty of amenities including pubs and boutique shops, along with a primary school and active village community group. The village is within easy access of the County Town of Stafford where there are further shops and supermarkets meeting all of your requirements in regards to amenities along with the train station allowing access further afield and motorway links at both Junction 13 and 14 of the M6.

Directions

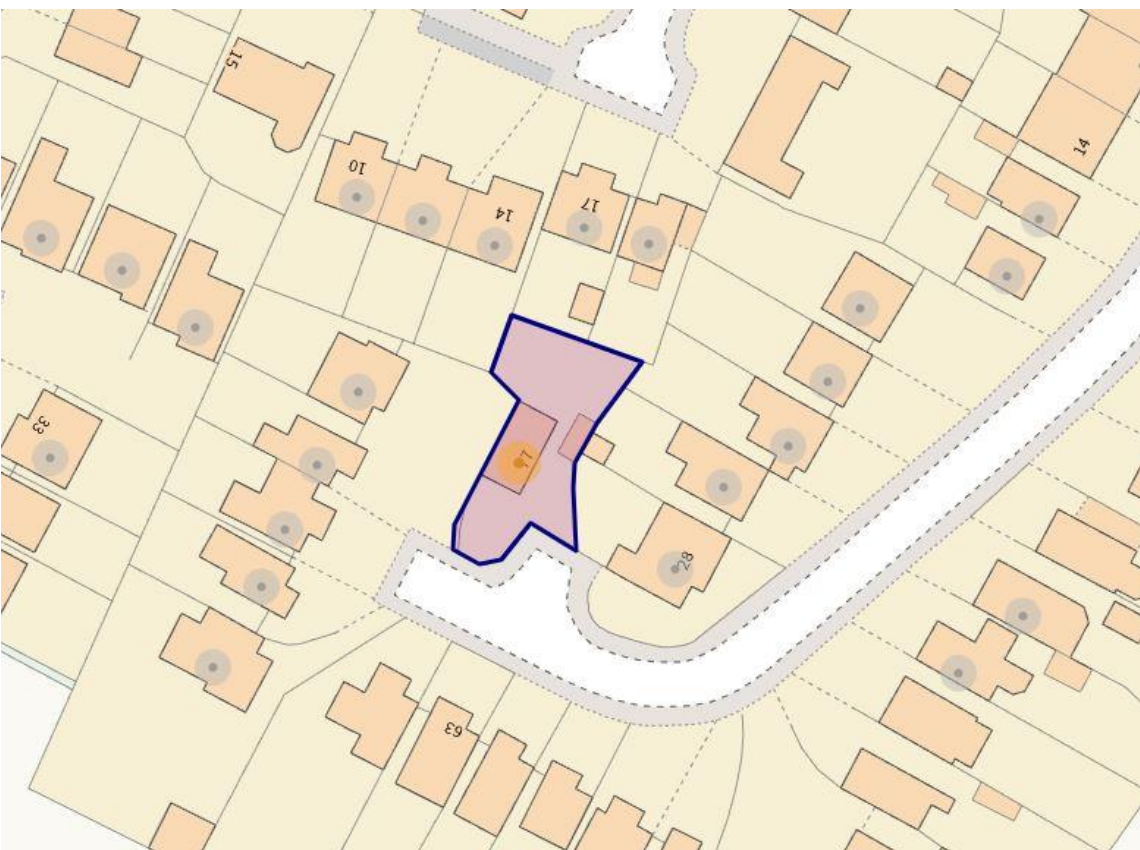
From our Eccleshall office head down the High Street/B5026 and at the roundabout, take the third exit onto A519. Turn right onto Horse Fair/A519 and continue to follow A519 through Wootton. Turn left onto Gorse Lane. Turn left onto B5405 and turn right onto Gnosall Road which turns slightly left and becomes Knightley Road. Turn right onto Brookhouse Road and at the roundabout, take the third exit onto Station Road/A518. Turn left towards Wharf Road and then turn left onto Cowley Lane. Turn right onto Ginger Hill and then turn left onto Fountain Fold where the property can be found at the end of the cul de sac on the right hand side.



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 as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax Band: C

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Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waiver their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

James Du Pavey
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