



## 22 Knightley Way, Gnosall.

Offers in the region of **£260,000**

This beautifully maintained 2-bedroom semi-detached bungalow, tucked away in a peaceful cul-de-sac, was bought by the current owner nearly four years ago and has since undergone numerous upgrades. Improvements include a new EPDM rubber roof, a uPVC window and door to the Detached Garage, granite worktops and a selection of new integrated Kitchen appliances, a new shower surround, and fresh carpets and flooring throughout. With stylish modern fittings, plenty of driveway parking, easy-care gardens, and stunning views over open countryside, this fantastic home is all set for its next owner(s) to enjoy right away!

Briefly comprising Entrance Hallway, 17ft Lounge/Diner, Kitchen, 2 Bedrooms and Shower Room, externally there is a large driveway, an attractive front garden and landscaped, enclosed rear garden. Gas C.H. via a regularly serviced combi-boiler. uPVC D.G. EPC Rating C. Council Tax Band B.

# 22 Knightley Way Gnosall Stafford Staffordshire

**Property entered via**  
uPVC door into

**Entrance Hallway** 7' 1" x 3' 0" (2.16m x 0.91m)  
Doors to Lounge/Diner and

**Bedroom 2** 9' 0" x 7' 11" (2.74m x 2.41m) (max)  
Fitted wardrobe and cupboards.

**Lounge/Diner** 17' 4" x 11' 9" (5.28m x 3.58m) (max)  
Bay window to the front. Wall mounted electric fire.

**Inner Hallway** 6' 10" x 2' 8" (2.08m x 0.81m)  
Doors to Bedroom 1, Shower Room and Kitchen.  
Door to useful walk-in storage cupboard.

**Kitchen** 10' 8" x 9' 2" (3.25m x 2.79m)  
Integrated fridge, freezer, dishwasher, oven and  
induction hob. Obscure fully-glazed uPVC door to  
the rear garden.

**Bedroom 1** 10' 11" x 10' 6" (3.32m x 3.20m) (plus  
wardrobes)  
Built-in wardrobes.

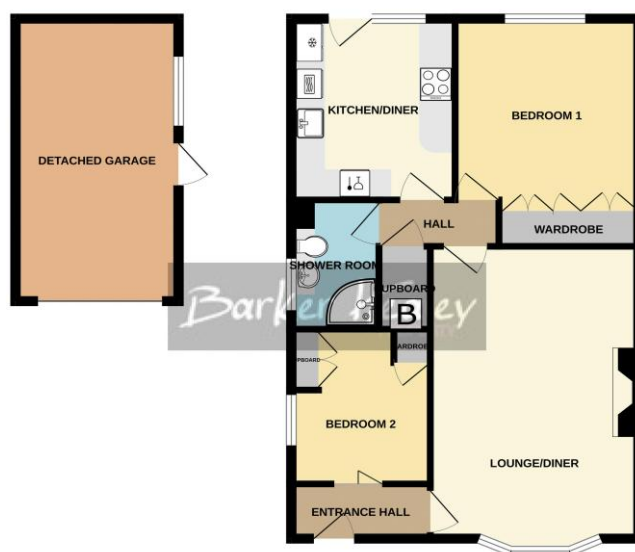
**Externally**  
To the front is a long tarmac driveway leading  
to the front door and on to the Detached Garage,  
providing ample parking space. A gravelled front  
garden lies adjacent and is interspersed with  
mature shrubs and plants.

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

A wooden pedestrian gate opens into the enclosed  
rear garden, boasting beautiful countryside views.  
Closest to the bungalow is a spacious paved patio,  
with two steps leading down to a mostly gravelled  
area framed by well-stocked borders and hedging  
at the far end. Tucked behind the Detached  
Garage is a private paved and gravelled spot,  
perfect for a bit of seclusion.

**Detached Garage** 16' 9" x 9' 3" (5.10m x 2.82m)  
Electric roller door to the front. uPVC door to/from  
the rear garden. Electric lighting and power.

GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements  
are taken internally, and any other errors are the responsibility of the buyer. The agent is not responsible for any  
omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only.  
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Date: 10/06/2020

**Barker Healey**  
PROPERTY



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