



16 Waterside Court, Gnosall.

Offers in the region of **£300,000**

This attractive 3 Bedroom home is ideally positioned in a sought-after residential development in the village of Gnosall and offers a wonderful combination of comfortable living accommodation, practical features and an enviable waterside setting - it is sure to appeal to buyers seeking something a little special. One of the property's outstanding and unique features is its beautiful outlook over the neighbouring Shropshire Union canal and open countryside beyond, which may be fully enjoyed from the first floor Balcony, Master Bedroom or Conservatory, providing a picturesque backdrop to everyday life. The spacious layout is set over three floors and briefly comprises Entrance Hallway (with two useful storage cupboards), Downstairs W.C., downstairs Bedroom 3/Study and Utility Room to the ground floor. To the first floor is a 19ft Lounge/Diner with two sets of patio doors to the sizeable Balcony and Conservatory, together with a 16ft Breakfast Kitchen. Upstairs to the second floor and you will find two further Bedrooms (Master with En-suite) and a Family Bathroom. Externally there is a private, landscaped rear garden within which to relax canal-side. To the front is a driveway which leads to the Attached Garage. Gas C.H., uPVC D.G. The Shropshire Union Canal opened through Gnosall in 1835, with the nearby bridge being commissioned by renowned engineer Thomas Telford. Residents may apply to moor a narrowboat directly outside the property, or simply just sit on the private towpath and watch the world go by! Being extremely convenient for the nearby towns of Newport and Stafford, the house is being offered with NO UPWARD CHAIN and is ideal for families, couples or those simply looking for a modern home in an outstanding picturesque setting. Council Tax Band E. EPC Rating D.

16 Waterside Court Gnosall Stafford Staffordshire

Property approached via

Brick Built Storm Porch 4' 0" x 2' 10" (1.22m x 0.86m)

Enclosed on three sides with door to store cupboard. Front door into

Entrance Hallway 19' 4" x 4' 6" (5.89m x 1.37m)

Access to downstairs rooms and stairs to first floor. Two useful built-in storage cupboards.

Downstairs W.C. 5' 8" x 2' 9" (1.73m x 0.84m)

Utility Room 7' 9" x 6' 2" (2.36m x 1.88m)

Part-glazed door to the rear garden.

Bedroom 3/Study 12' 1" x 9' 10" (3.68m x 2.99m) (max)

Sliding patio door to the rear garden.

Upstairs to

first floor landing which provides direct access to the Lounge/Diner. Stairs to second floor.

Lounge/Diner 19' 1" x 16' 6" (5.81m x 5.03m) (max)

L-shaped room with two sets of patio doors to the rear leading to the Balcony and Conservatory.

Breakfast Kitchen 16' 5" x 6' 10" (5.00m x 2.08m)

Built-in fridge, freezer, dishwasher, gas hob and electric oven.

Conservatory 8' 2" x 8' 2" (2.49m x 2.49m) (max)

Single fully glazed uPVC door to the

Balcony 8' 4" x 7' 11" (2.54m x 2.41m)

Paved with wrought iron balustrade to the rear.

Upstairs to

second floor landing which leads to the Master Bedroom, Bedroom 2 and the Family Bathroom. Door to built-in airing cupboard containing hot water immersion tank. Loft hatch to loft space with pull down ladder and light.

Master Bedroom 12' 8" x 11' 0" (3.86m x 3.35m) (min plus bay window)

Offering a range of fitted wardrobes and a triple chest of drawers.

Master En-suite 9' 1" x 5' 1" (2.77m x 1.55m)

Bedroom 2 10' 6" x 8' 7" (3.20m x 2.61m) (min)

With a range of fitted furniture.

Family Bathroom 7' 7" x 6' 10" (2.31m x 2.08m)

With shower over bath.

Attached Garage 18' 11" x 9' 4" (5.76m x 2.84m) (max)

Up and over door to the front. Electric power and lighting.

Externally

To the front is a block paved driveway leading to the Attached Garage with a paved pathway to the front door and a gravelled area lying adjacent. External light. To the left of number 18 is a paved and gated accessway which allows residents entrance/egress to the rear of their properties for the purposes of bringing bins round.

To the rear is an enclosed and low maintenance landscaped garden being a mixture of paved and gravelled areas with borders containing a selection of mature plants and shrubs. A wrought iron pedestrian gate permits entrance to the canal towpath which is only accessible for residents of this and neighbouring properties. Closest to the house is a paved patio, partially undercover, with direct access to the Utility and Bedroom 3/Study. Electric lighting. Water tap.



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PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

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