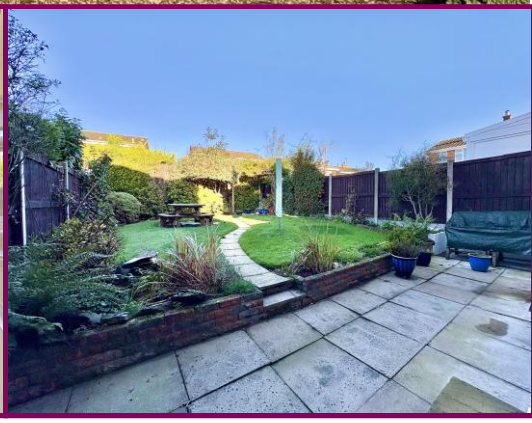
Barker Healey PROPERTY









10 Knightley Way, Gnosall.

Offers in the region of £255,000

This immaculately presented, 3 Bedroom, Link-Detached house has been improved and updated throughout by the current owner and now boasts a sleek, newly fitted Kitchen, recently installed gas combi-boiler and electric circuit board, newly fitted mains feed shower and a cosy electric fire in the spacious Lounge. Other enhancements (too many to list!) mean that everything is in tip-top condition and any potential buyers can be rest assured that they can simply move straight in and enjoy! Being situated within a delightful residential area, it also benefits from well proportioned accommodation, ample storage space, driveway parking and a stunning rear garden.

Briefly comprising Entrance Hallway, Lounge, open-plan Kitchen/Diner, 3 Bedrooms, Family Bathroom and 18ft Garage Store Room (with plumbing for a washing machine), externally there is a driveway to the front and landscaped gardens to the front and rear. Gas C.H., uPVC D.G. EPC Rated D. Council Tax Band C.

10 Knightley Way Gnosall Stafford Staffordshire

Property entered via
composite front door into

Entrance Hallway 5' 0" x 4' 3" (1.52m x 1.29m)
Provides access to downstairs rooms and stairs to first floor.

Lounge 14' 2" x 11' 9" (4.31m x 3.58m)
Fitted electric living flame effect fire. Opening to

Re-fitted Kitchen/Diner 14' 8" x 9' 0" (4.47m x 2.74m)
Door to understairs pantry cupboard. uPVC French doors to the rear garden. Door to

Garage Store Room 18' 8" x 8' 2" (5.69m x 2.49m)
Electric lighting and power. Plumbing for washing machine. Part glazed uPVC pedestrian doors to the front and rear,

Upstairs to
first floor landing which provides access to all Bedrooms and Family Bathroom. Door to large airing cupboard containing gas C.H. combi-boiler.

Bedroom 1 11' 9" x 8' 4" (3.58m x 2.54m) (min plus wardrobes)
Double sliding doors to fitted wardrobes.

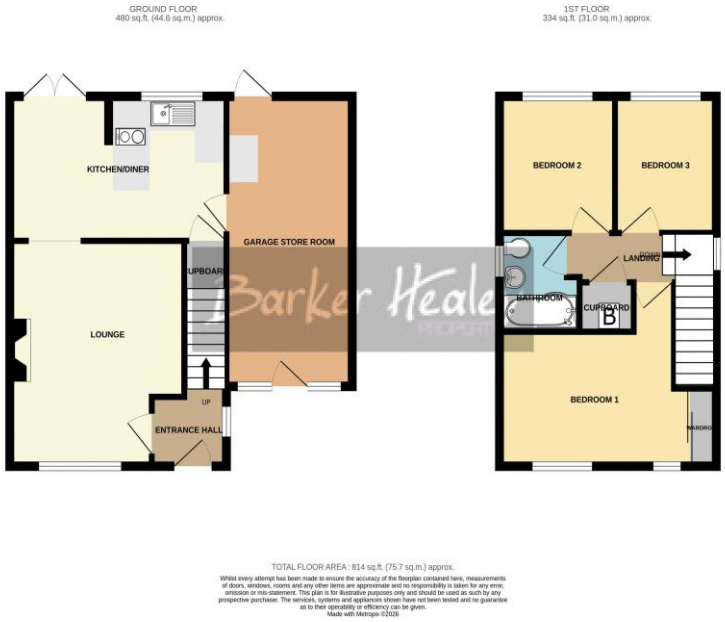
Bedroom 2 8' 3" x 8' 3" (2.51m x 2.51m)

Bedroom 3 8' 3" x 7' 0" (2.51m x 2.13m)

Family Bathroom 6' 2" x 5' 5" (1.88m x 1.65m)
With mains feed shower over p-shaped bath.

Externally
To the front is a gravelled driveway leading to the Garage Store Room and front door. A free form lawned garden lies adjacent with well stocked borders at the perimeter.

To the rear is a beautiful, enclosed and landscaped garden being mostly laid to lawn with a paved patio closest to the house and a paved pathway leading up the garden to a pleasant seating area under a pergola. Well established borders lie to the edges containing a selection of plants, shrubs and trees offering privacy. Outside water tap.



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