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The Laurels The Rank, Stafford, ST20 0BU

Offers In The Region Of £460,000

The Laurels offers a wonderful combination of space, attractive gardens, practicality and convenience, making it an appealing family home in the sought-after village of Gnosall. The property would benefit from some cosmetic work in places, offering the new owners an opportunity to put their own stamp on the home.

Hall
Leading into all ground floor accommodation and stairway to the first floor.

Lounge
Decorated with stylish wallpaper, beautiful hardwood flooring and a large sash window, this front living room is full of natural light and an ideal room for relaxing in.

Snug
A cozy second living room, with the generous fireplace and mantle being the standout feature. Decorated with half-panelled walls and pretty wallpaper, with the added bonus of a built-in glass-fronted show cupboard.

Kitchen Diner



Occupying the majority of the ground floor, this spacious, bright and well-designed kitchen/dining area is perfect for family meals or entertaining guests. With ample storage space from white wooden wall and base units, an integrated dishwasher and sunken sink, and space for a large gas cooker. Three big windows and French doors to the garden allow in lots of natural light and create a flow between outdoor and indoor living.

Utility & WC
A generous sized utility space, with fitted units, sink drainer and plumbing for appliances such as a washing machine and tumble drier. Featuring the ground floor WC, boiler and access to the rear garden.

Stairs & Landing
Straight staircase leading to the first-floor landing, with a storage cupboard and loft access.

Bedroom One
Turning right at the top of the stairs, a good-sized double bedroom overlooking the front of the property with fitted radiator and ceiling light fitting.

Bedroom Two
Another double bedroom to the front of the property, with a large sash window and the added feature of fitted shelves and an alcove for wardrobe space.

Bedroom Three



The large master bedroom features two built-in wardrobe spaces for added convenience, big sash window and stylish patterned wallpaper.

Bedroom Four
A small double bedroom with plush grey carpets, fitted radiator, big sash window and ceiling light fitting.

Bedroom Five
Big double bedroom to the rear of the property, with a big sash window, fitted radiator and ceiling light fitting.

WC
Fitted with a low-level flush WC and pedestal basin, tiled floor and walls, and a chrome-heated towel rail.

Bathroom

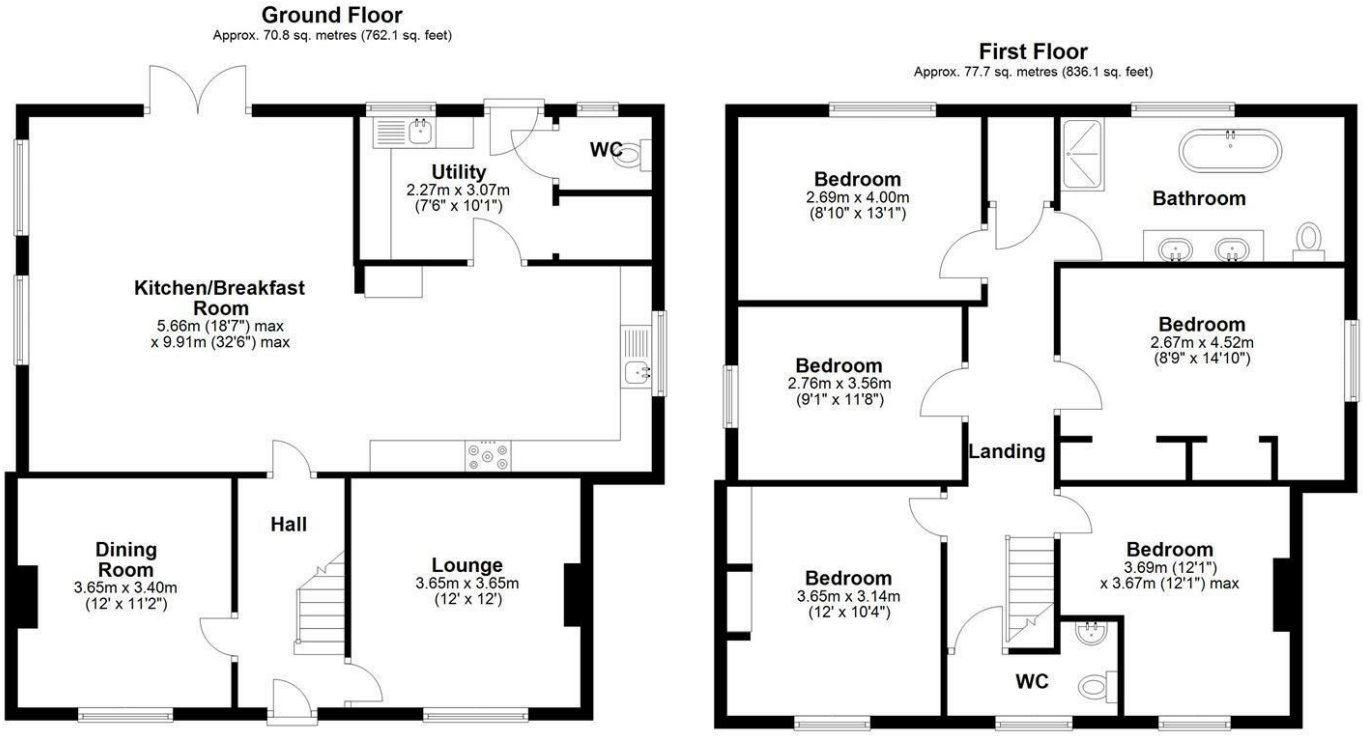


Very generous bathroom featuring both a free-standing bathtub and a corner shower unit, with a double sink vanity unit for added comfort and convenience. Beautiful hardwood flooring, large, frosted window and chrome heated towel rail.

Garden
To the rear of the property, a pretty, raised patio area sheltered by planted borders. With access to the front of the property via a side gated entrance, the grounds flow seamlessly. Two large lawns to the

front of the property, with added privacy from established shrubbery that edges the gardens. A paved pathway leads from the driveway to the patio area and front entrance to the house.

Floor Plan

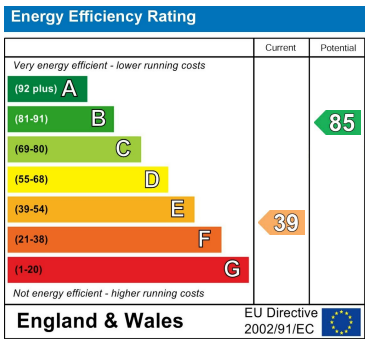


Total area: approx. 148.5 sq. metres (1598.2 sq. feet)

Area Map



Energy Efficiency Graph



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