







This spacious four-bedroom family home is situated in a quiet cul-de-sac, offering a flexible, multi-generational layout. The property features a private, low-maintenance rear garden with artificial turf, raised beds, and a greenhouse. The detached double garage, with electric doors and an EV charger, provides ample parking.

The ground floor includes a reception hall, dining room, boot room, and shower room. The breakfast kitchen is well-equipped with integrated appliances and French doors to the garden. There are three reception rooms: a sitting room with a gas fire, a bay window, and a snug with garden access.

Upstairs, the master bedroom has a walk-in wardrobe and en-suite, while the second bedroom includes built-in storage. Bedrooms three and four are both double rooms, and the large landing is currently used as an office with field views. The family bathroom has a bath, shower, vanity unit, and WC.

Located in Gnosall, the village offers pubs, a primary school, shops, and a doctor's surgery.

There are bus links to Stafford, Telford, and Newport, and Stafford train station offers direct services to London, Birmingham, and Manchester.





### Hallway

With a UPVC double glazed frosted glass window to the front elevation, UPVC double glazed front entry door leading into, panelled flooring throughout, balustrade staircase rising to the first floor landing with a useful understairs storage cupboard, central heating radiator, smoke alarm, opening leading to:

### Kitchen

With a UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading to the rear patio. The refitted kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect drop edge preparation work surfaces and complementary tiling to both floor and wall coverings. A

range of integrated appliances includes an electric oven, integrated microwave, four ring NEFF stainless steel gas hob with matching extractor hood, one and a half composite sink and drainer with mixer tap, dishwasher, fridge, breakfast bar with built-in freezer, underfloor heating and spotlighting to ceiling.

### Snug

With UPVC double glazed French doors leading to the rear patio, oak panelled flooring throughout, central heating radiator and oak glass panelled pocket doors leading to:

### Lounge

With a UPVC double glazed bay window to the front elevation, central heating radiator, the focal point of the room being the gas fireplace with an Adam style surround, panelled flooring throughout, TV aerial point and Hive thermostat.



### Dining Room

With a UPVC double glazed window to the front elevation, central heating radiator, panelled flooring throughout, spotlighting to ceiling and internal door leading to:

### Utility Room

With UPVC double glazed side entry door, tiled flooring throughout, central heating radiator, space for freestanding white goods and appliances, spotlighting to ceiling and internal door leading to:











### Shower Room/WC

Featuring a three-piece shower room suite comprising of low-level WC with continental flush, wash hand basin with mixer tap, shower cubicle with complementary tiling to both floor and wall coverings, extractor fan, chrome heated towel radiator and spotlighting to ceiling

### Landing

The landing features a loft hatch with pulldown ladders, smoke alarm, a UPVC double glazed window to the side elevation overlooking far reaching views over open fields and agricultural aspects. It also provides an ideal study space perfect for a work-from-home station. Two built-in storage cupboards provide a useful utility space and the other which houses the gas central heating boiler. Internal doors lead to:

### Bedroom One

With a UPVC double glazed bay window to the front elevation, panelled flooring throughout, a selection of built-in wardrobes and overhead storage cupboards comprising of hanging rails and shelving and central heating radiator. A double door opens into a dressing room with a UPVC double glazed window to the front elevation and a selection of open wardrobes and drawers with hanging rails and shelving. Internal door from the bedroom leads to:

### En-suite

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low-level WC with continental flush, corner shower cubicle with waterfall showerhead, wash hand basin with mixer tap, a selection of complementary tiling to both floor and wall coverings, heated towel radiator, extractor fan, shaving point and spotlighting to ceiling.

### Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator and a range of built-in double and single fitted wardrobes comprising of hanging rails and shelving

### Bedroom Three

With 2x UPVC double glazed windows to the rear elevation and a central heating radiator.

### Bedroom Four

With a UPVC double glazed window to the front elevation and central heating radiator.

### Family Bathroom

Featuring a three-piece family bathroom suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, panelled bath unit with shower over, folding glass screen and complementary tiling to both floor and wall coverings, chrome heated towel radiator, extractor fan, shaving point and spotlighting to ceiling.



















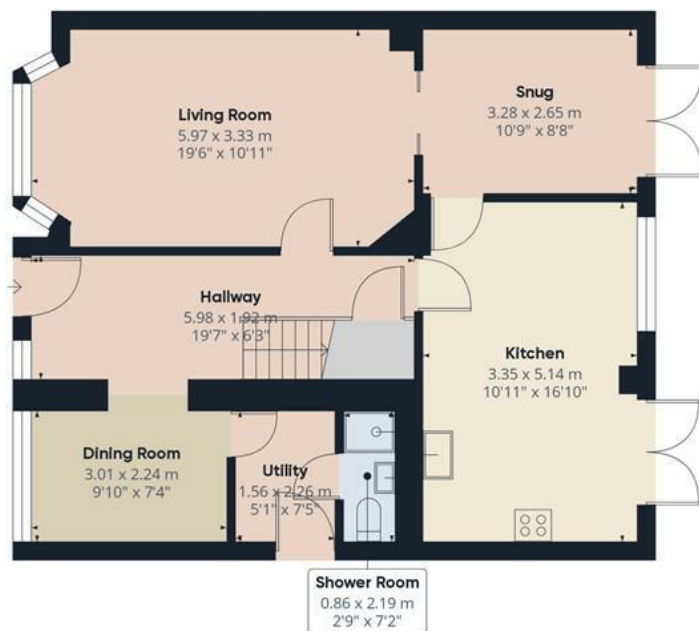




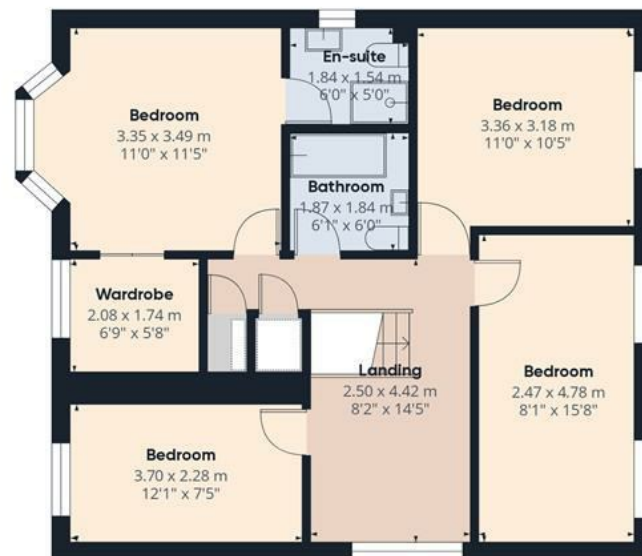








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>®</sup>

157.83 m<sup>2</sup>

1698.88 ft<sup>2</sup>

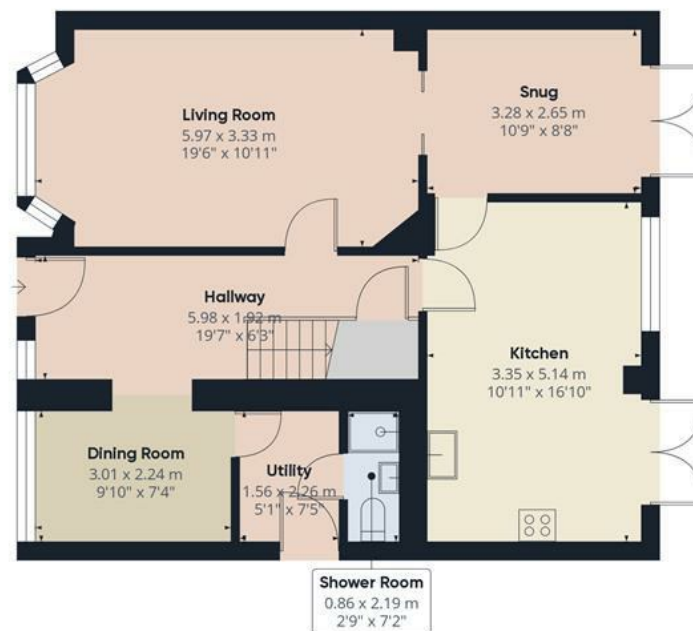
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0 Building 1

Approximate total area<sup>(1)</sup>

135.38 m<sup>2</sup>

1457.23 ft<sup>2</sup>



Floor 1 Building 1

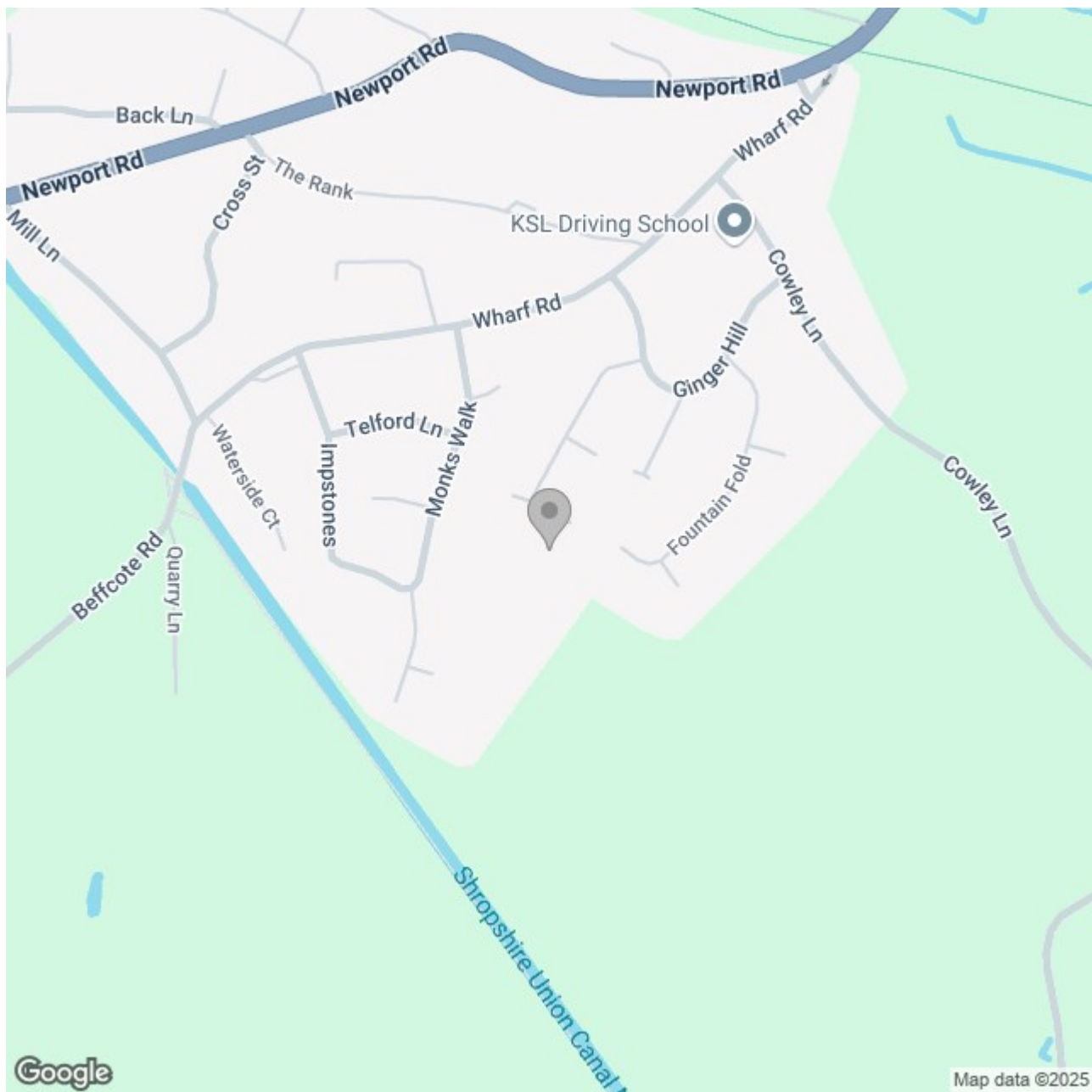
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC