

Old Barn Close

Gnosall, Stafford, ST20 0DY

John
German



5 Old Barn Close

Gnosall, Stafford, ST20 0DY

£255,000

An excellent opportunity to acquire a superb extended detached bungalow situated in a delightful village location, with off road parking, good sized lounge & kitchen and two bedrooms with en-suite to master.

The property is situated within this particularly popular village which has a very good range of amenities including a junior school, welcoming village country pubs, co-op mini market and a garage.

The side entrance door opens into the reception hall with parquet flooring and two useful built-in cupboards. To the front are the bedrooms with the master bedroom having fitted wardrobes, two front facing windows and a tiled en-suite shower room, whilst the second double bedroom has a bow window along with fitted wardrobes along one wall.

The particularly well appointed bathroom has a bath with chrome mixer tap and shower, pedestal wash basin and low flush WC with half height tiling to the walls, tiled floor, chrome vertical radiator and a velux roof window.

The excellent and particularly spacious lounge has a feature fire surround with inset coal effect fire and French double doors opening into the conservatory which has a tiled floor and further French doors out to the garden.

A door leads into the extended kitchen which has an extensive range of units with contrasting granite effect work surfaces and tiled surround with integrated hob with concealed extractor above and a split level double oven. There is also a fridge and freezer and a wall mounted boiler. Tiled flooring runs throughout and there is a door to the utility room which has a further range of base and wall units with space and plumbing for a washing machine. An internal door leads to the garage store.

Outside the bungalow stands well back from the road behind a tarmac driveway with decorative slate bed and flagstones to the side of the property and beneath the carport, which gives access to the garage store.

To the rear there is a paved sun terrace with pathway and further patio area, a lawned garden with established borders and a trellis beyond with garden shed.

From Stafford town centre take the Newport Road (A518 west) and continue through the village of Haughton and into Gnosall. The first mini-island within Gnosall turn right onto Manor Road, follow the road to the T junction, turn right onto Audmore road and left onto old barn close.

Agents Note: The neighbours gate is attached to the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

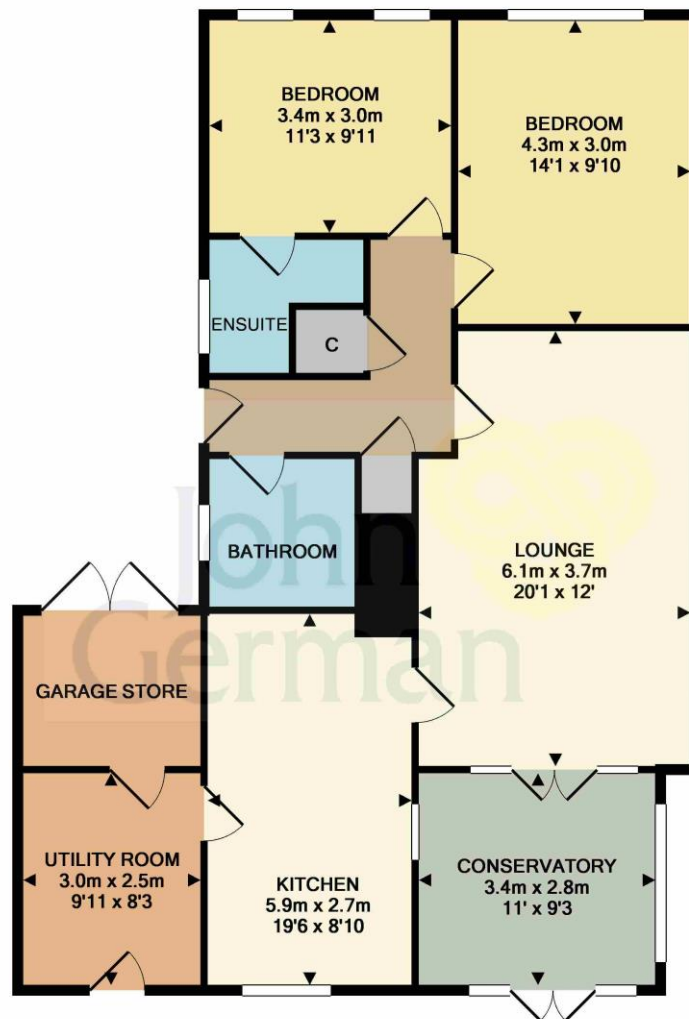
Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk; | www.staffordbc.gov.uk/planning

Our Ref: JGA/18022019







Floor Plan Clause

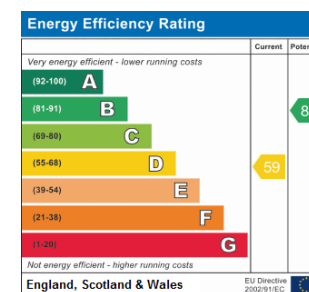
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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