



Parsons Drive, Gnosall, ST20 0QS

Offers In The Region Of £250,000

**** IMPRESSIVE DETACHED FAMILY HOME WITH NO UPWARD CHAIN **** Located in the extremely popular village of Gnosall, having a good range of local facilities and within easy access of both Stafford and Telford town centres providing a wider range of services. Having recently been redecorated throughout along with new carpets, viewing is strongly recommend of the accommodation which comprises: Entrance Hall / Living Room with open access through to Dining Room / Attractive Kitchen / Utility / Ground Floor WC / Master Bedroom with En Suite Shower Room / Three Further Bedrooms / Good Size Family Bathroom / Garage / Gardens Front and Rear / UPVC Double Glazing / Gas Central Heating



DIRECTIONS

On entering the village of Gnosall from Stafford turn right at the first mini island into Manor Road. Take the first left hand turning into Barley Orchard and first left again into Parsons Drive. Continue to the top of the road where the property is located on the left indicated by our For Sale Board.

The accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

Having wood and glazed front door, stairs to first floor accommodation, radiator, laminate wooden flooring and double opening glazed doors to:

LIVING ROOM

13'11 x 12'2 (4.24m x 3.71m)

Having two UPVC double glazed windows, fireplace with Adams style surround, marble insert and hearth, radiator, good size understairs storage cupboard, coved ceiling and open access through to:

DINING ROOM

11'6 x 8'9 (3.51m x 2.67m)

Having UPVC double glazed window and door to rear, radiator, coved ceiling, laminate wooden flooring, good sized understairs storage cupboard and door to:

KITCHEN

14'9 x 8'2 (4.50m x 2.49m)

Having UPVC double glazed window to rear, range of wall, base drawer and display units, 1 1/2 bowl acrylic sink unit with mixer tap, integrated double electric oven, four ring gas hob with extractor canopy above, radiator, tiled floor and door to:

UTILITY ROOM

8'5 x 6'10 (2.57m x 2.08m)

Having UPVC double glazed door to side, wall mounted Main gas central heating boiler, wall cupboards, space and plumbing for washing machine and dishwasher, space for tumble dryer and fridge freezer, door to:

GROUND FLOOR WC

Having UPVC double glazed window to rear, low flush WC., wall mounted corner wash hand basin and tiled floor.

A turnaround staircase from the entrance hall leads to:

FIRST FLOOR

LANDING

Having loft access and airing cupboard housing the copper hot water cylinder.

MASTER BEDROOM

14' x 8'9 (4.27m x 2.67m)

Having UPVC double glazed window to front, radiator, good size storage cupboard and access to:

EN SUITE SHOWER ROOM

7'3 x 4'7 inc shower (2.21m x 1.40m inc shower)

Having UPVC double glazed window to side, low flush WC., wash hand basin with cupboard beneath, shower cubicle with glazed screen and Triton mains shower, radiator.

BEDROOM TWO

8'3 x 21'1 (2.51m x 6.43m)

Having two UPVC double glazed windows and radiator.

BEDROOM THREE

10'4 x 9'8 (3.15m x 2.95m)

Having UPVC double glazed window to rear, radiator and good size storage cupboard.

BEDROOM FOUR

11' x 6'6 (3.35m x 1.98m)

Having UPVC double glazed window to front and radiator.

FAMILY BATHROOM

7'8 x 7'7 (2.34m x 2.31m)

Having UPVC double glazed window to rear, panel bath with mixer tap and shower attachment with separate Triton mains shower unit and glazed screen, pedestal wash hand basin, low flush WC., laminate wooden flooring, shaver point and radiator.

OUTSIDE

TO THE FRONT

The property is set back from the road behind a slabbed driveway with ample parking for several vehicles leading to the garage. A lawn area is to the side of the driveway and a wooden gate allows pedestrian access down the side of the property to the rear garden.

GARAGE

Having up and over door to front, door to rear, electric power and lighting.

TO THE REAR

The neatly laid out rear garden has a slabbed patio leading onto lawn bounded by wooden panel fencing. An outside water tap and garden shed is also provided.

TENURE

We are advised that the property is Freehold but verification should be obtained via your solicitor.

SERVICES

All mains services are connected in accordance with normal terms of supply.

VIEWING

Strictly via the selling agents - NICOLSONS - 01785 214214.

VACANT POSSESSION ON COMPLETION

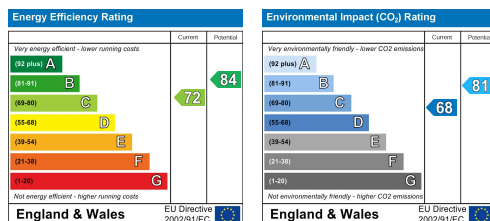
ENERGY PERFORMANCE CERTIFICATE

RATING

Band C

NOTE

The testing of any apparatus, equipment, fittings or services has not been carried out and therefore we can not verify that they are in working order. The buyer is advised to obtain verification through their solicitor or surveyor. Floor plans are for illustrative purposes only and not to scale. All measurements are approximate.



www.nicolsons.co.uk

• estate agents • letting agents • surveyors • valuers

7 Market Street, Stafford, Staffordshire, ST16 2JZ T: 01785 214214 F: 01785 243322 E: stafford@nicolsonson.co.uk