



Helping *you* move



11 Deer Park, Gnosall, ST20 0HQ

A well presented, traditionally constructed, Detached Family Home situated on a prime corner plot within this attractive established residential road. The property has the benefit of a luxury Kitchen Living Dining Room, a superbly spacious Lounge, separate Utility and Store Room, 4 lovely Bedrooms and a feature Landing with access to the large Bathroom with Separate Shower. The external space is a real plus point with a large lawned Garden and useful storage, plenty of Parking to the front and access to the oversized Garage.

Offers in the Region of
£430,000

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Overview

- Well Presented Detached House
- Four Lovely Bedrooms
- Entrance Hall, Lounge
- L-Shaped Open Plan Kitchen/Living/Dining Room
- Utility Room, Ground Floor W.C., Storage Room
- Bathroom
- Double Garage, Parking
- Lovely Rear Gardens with Patio
- Council Tax Band E
- EPC Rating – C-69



BRIEF DESCRIPTION

Welcome to this impeccably maintained Detached Family Home, ideally positioned on a prime corner plot in a charming and well-established residential road. Upon entering, through the attractive Hallway you'll be greeted by a luxurious Kitchen Living Dining Room, a true focal point of the home. A superbly spacious Lounge, creates an inviting atmosphere for relaxation and entertainment. The thoughtful layout also includes a separate Utility and Store Room, adding convenience to daily living. With four delightful Bedrooms, this home caters to both the need for personal space and communal gatherings. The feature Landing is a unique touch, providing access to the generously sized Bathroom with a Separate Shower.

LOCATION

Gnosall is a large, pretty village with good amenities - including its own Fire Station, Primary School, Co-Op Supermarket with Petrol Station next door, Doctor's Surgery, Dental Practice, Pubs, Post Office and historic High Street.

To the edge of the village, there's excellent walking along the canal tow path or the old railway line and Gnosall has a number of sports clubs including rugby, cricket and football.



Your **Local** Property Experts
01952 820 239

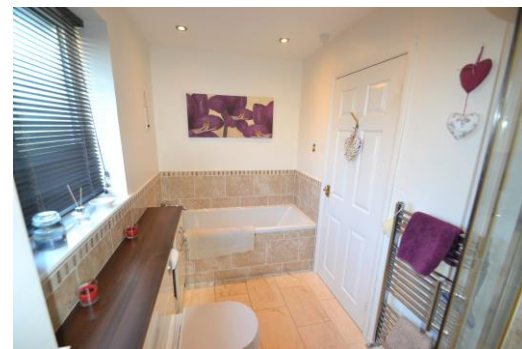


USEFUL INFORMATION: TO VIEW

THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



DIRECTIONS: From our office head north on the High Street, at the mini roundabout take the second exit onto Stafford Street, at the next roundabout, go straight across. At the roundabout, take the 2nd exit onto A518 and continue for 4.9 miles. At the roundabout, take the 3rd exit onto Stafford Road/A518 and at the next roundabout, take the 1st exit onto Manor Road, continue for 0.2 miles and turn right onto Glebe Lane, turn left onto Deer Park and the property will be located on the left hand side as identified by our For Sale Board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Total area: approx. 135.1 sq. metres (1454.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

11 Deer Park, Gnosall, Stafford



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.