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## Plas Newydd, Newport Road, Gnosall, ST20 0BN

This attractive Detached Bungalow has a thoughtfully extended layout with exceptional Garden Grounds to the rear and light-filled rooms. The accommodation to the ground floor comprises: Kitchen, Utility Room, Rear Entrance Hall, Ground Floor W.C., Shower Room, Two Ground Floor Bedrooms, plus another Bedroom currently used as a Dining Room, Sitting Room and Conservatory. Upstairs you will find another Bedroom and Walk-in Loft Storage.

Offers in the Region of  
**£430,000**

# Plas Newydd, Newport Road, Gnosall, ST20 0BN

## Overview

- Attractive Detached Bungalow
- Three Ground Floor Bedrooms and One Upstairs Bedroom
- Entrance Hall, Kitchen, Utility Room
- Sitting Room, Conservatory
- Ground Floor Shower Room and W.C.
- Garage, Good Sized Parking Area
- Exceptional Gardens with Timber Shed, Greenhouse and Wendy House
- Walk-In Loft with Potential for Further Accommodation, Subject to Planning Permission
- Council Tax Band - D
- EPC Rating – D



## BRIEF DESCRIPTION

This attractive Detached Bungalow offers an ideal family home, with exceptional Garden Grounds to the rear, light-filled rooms, and a thoughtfully extended layout. The Entrance Hall is generous, complete with a Ground Floor WC and additional storage. A spacious Kitchen overlooks the beautiful garden, while the large Sitting Room adjoins a bright Conservatory, creating an inviting flow of living space. The original part of the property includes One large Ground-Floor Bedroom, a Ground-Floor Shower Room, and a Second Bedroom currently used as a Dining Room. The extension enhances the property with a rear hall that leads to an additional Ground-Floor Bedroom, a Utility Room, and access to the large Single Garage. A staircase from the Main Hall rises to a First-Floor Bedroom, which enjoys garden views and a Walk-In Loft. The loft area offers potential for further accommodation, subject to planning permissions.

## 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](mailto: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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

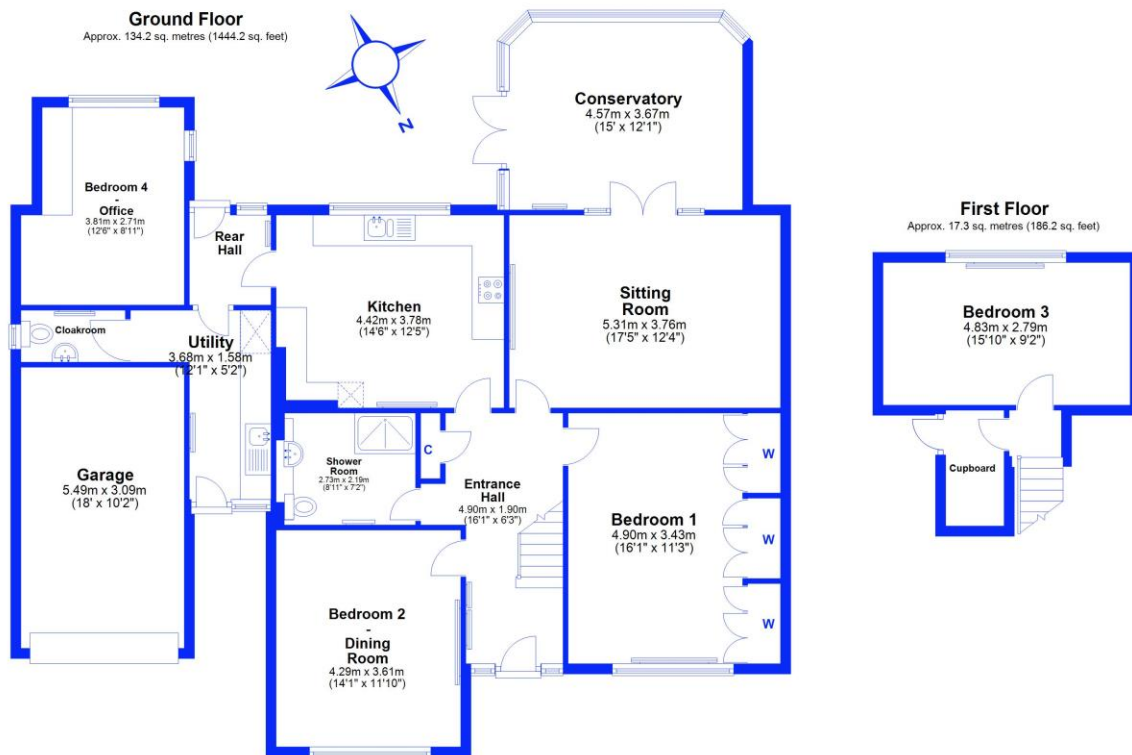
**LOCAL AUTHORITY:** Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



**DIRECTIONS:** From our office in the High Street, head north and at the mini roundabout turn right onto Stafford Street, continue and at the next roundabout go straight across. At the roundabout, take the 2nd exit onto A518 and continue for approximately 4 miles where the property will be located on the right hand side.

**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:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 151.5 sq. metres (1630.4 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.

Plas Newydd, Newport Road, 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](mailto:newport@barbers-online.co.uk)

**Barbers**

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