



£335,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Castlefields Stafford

Gunnell Close Castlefields
Stafford Staffordshire



On your marks, get set, GO!! Your going to have to put on a bit of a sprint if you are going to be the lucky new owner of this modern detached house in Gunnell Close. This superb detached family sized home which is situated in a desirable location within walking distance to Stafford's mainline railway and town centre, has had the previous dining room, utility and kitchen combined as one and now offers a fantastic room perfect for modern day living and is bound to be appealing for families. Also off the hallway is a contemporary fitted guest WC and spacious lounge with patio doors to the rear garden. To the first floor there are four bedrooms with each having built in wardrobes, a modern bathroom and en-suite to bedroom one. Externally the property has a double width block paved driveway and lawn with gated side access leading to a rear garden with block paved patio and lawn.

- Well Presented Modern Detached House
- Impressive Large Dining Kitchen
- Four Bedrooms Each With Wardrobes
- En-Suite & Bathroom
- Integral Garage & Block Paved Drive
- Close To Stafford's Mainline Railway Station

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Entrance Hall

Having a double glazed front entrance door leading through to the hallway which has a staircase leading to the first floor accommodation with under stair storage cupboard below and radiator.

Guest WC 3' 0" x 5' 5" (0.92m x 1.64m)

Fitted with a white suite comprising low level WC and wall mounted wash basin with tiled splashback, radiator and an extractor fan.

Sitting Room 11' 9" x 14' 3" (3.57m x 4.35m)

A spacious main reception room having a flame effect gas fire set in a fire surround with marble inset and hearth. There is a radiator and a double glazed sliding patio doors to the rear garden.

Kitchen & Dining Area 26' 7" x 8' 10" (8.09m x 2.7m)

Originally two rooms this now fantastic dining/kitchen is perfect for families and entertaining and is fitted with a range of matching base units and wall units with work surfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, built in four ring gas hob with glass framed extractor hood over and fitted electric oven. There is a double glazed window to the front and rear, radiator and double glazed door to the side.



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First Floor Landing

There is a loft hatch, airing cupboard housing a hot water cylinder and shelving. Doors to all first floor bedrooms and family bathroom.

Bedroom One (Master) 13' 11" x 12' 3" (4.25m x 3.74m)

A spacious master bedroom having fitted double wardrobe with full length mirrored sliding doors, radiator and double glazed window to the front elevation.

En-suite (Bedroom One - Master)

Having a white suite comprising of a mains shower with glazed screen and extractor fan, pedestal wash hand basin with chrome mixer tap. A low level WC, part tiled walls, tiled floor, and a double glazed window to the front elevation.

Bedroom Three 10' 3" x 8' 4" (3.12m x 2.54m)

Another generous size bedroom having fitted wardrobes with full length mirrored sliding doors, radiator and a double glazed window to the rear elevation.

Bedroom Two 12' 3" x 8' 0" (3.73m x 2.44m)

A further generous size bedroom with fitted double wardrobe with full length mirrored sliding doors, radiator and a double glazed window to the front elevation.

Bedroom Four 10' 4" x 8' 5" (3.16m x 2.56m)

Having a Fitted double wardrobe with full length mirrored sliding doors, radiator and double glazed window to the rear elevation.

Bathroom 7' 9" x 7' 1" (2.36m x 2.15m)

Having a white suite comprising of a panelled bath with mains shower over a glazed screen with extractor fan and chrome mixer tap. Pedestal wash basin with chrome mixer tap, low level WC, part tiled walls and a tiled floor. A heated towel rail with a double glazed window to rear elevation.

Outside Front

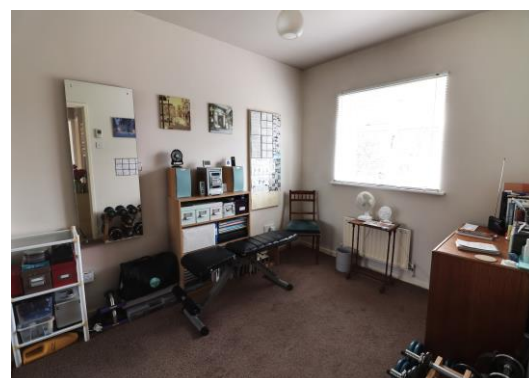
The home is set behind a block paved driveway leading to the garage and lawn. The enclosed rear garden has a block paved patio area adjacent to the house which leads onto a lawned garden.

Garage 17' 2" x 7' 10" (5.23m x 2.39m)

Having an up and over door to the front and gas central heating boiler. The garage has power and hot and cold water.

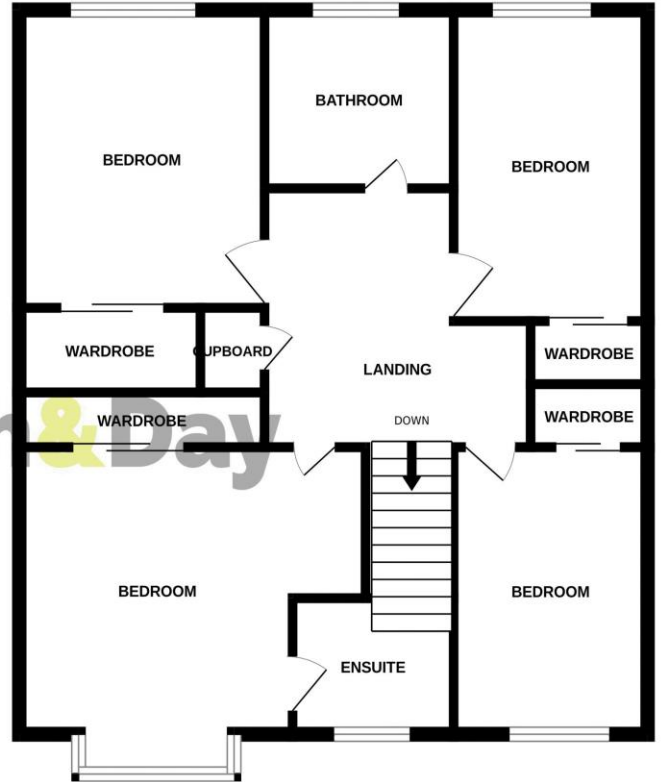
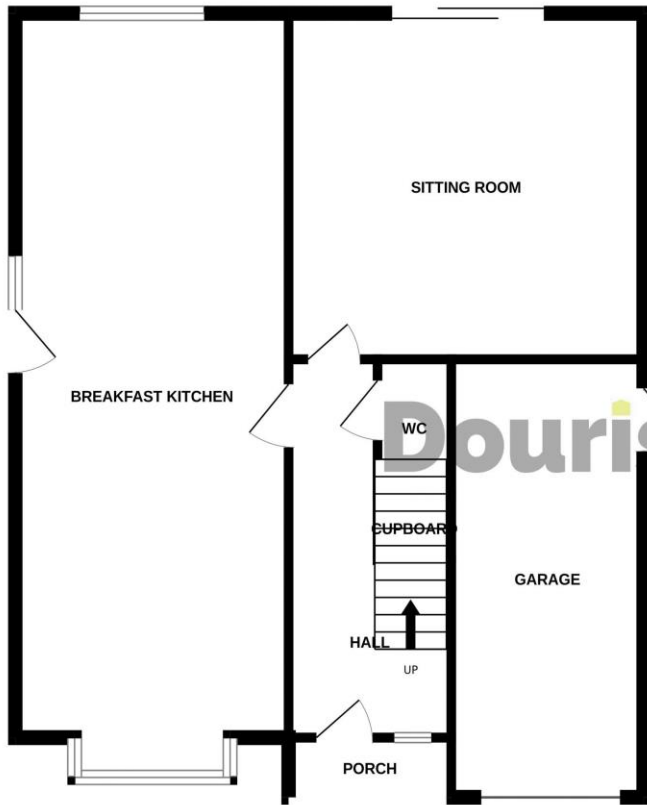
Outside Rear

A beautifully presented garden with part paving surrounding the lawned garden with shrubs and a Wendy house that could be used as a garden shed.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 79 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | www.epcrea.com | |



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