

Plot 54 (The Inkberry)

Gnosall, Staffordshire, ST20 0EW

John
German





Plot 54 (The Inkberry)

Gnosall, Staffordshire, ST20 0EW

Guide Price £520,000

LAST PLOT REMAINING!!

Magnificent five bedroom show home set in this delightful village location offering a stunning living/dining/family kitchen, lounge, study, 2 en suite bedrooms, family bathroom and double garage. **£35,000 discount**
Part Exchange Available!

We are delighted to offer this last stunning property available on the exclusive Linden Homes development at The Hollies, Gnosall.

Plot 54 is the showhome and viewing is absolutely essential to fully appreciate this splendid home.

There is a reception hall with guest cloakroom and a useful under stairs cupboard. Stunning open plan kitchen, dining and family room with a beautifully appointed range of kitchen units and integrated appliances. There is also a utility room in addition to an elegant living room and separate study. On the first floor there are five generous sized bedrooms, two of which are en suite, in addition to a family bathroom.

There are gardens and a side drive leading to a double garage.

Upgraded specification includes:

- **Upgraded kitchen range of units and appliances upgraded to Neff**
- **Integrated washing machine, dishwasher, tall fridge and tall freezer**
- **Two single ovens and steam oven in kitchen housing**
- **Induction hob and built-in microwave**
- **Granite worktops to kitchen area and the island**
- **Under cupboard and plinth lighting**
- **Instant hot tap**
- **Pop up socket within the kitchen island**
- **Oak doors throughout the property**
- **Built in wardrobes to master bedroom, bedrooms two and three**
- **Full height tiling to the main bathroom**
- **Large wall mirrors to the en-suites and downstairs cloakroom**
- **Upgraded tile range throughout**
- **Curtains and blinds**
- **Light fittings**
- **Amtico flooring to ground floor (excluding lounge)**
- **Amtico floor to bathroom and en-suites**
- **Remaining rooms all carpeted**
- **Landscaped gardens**

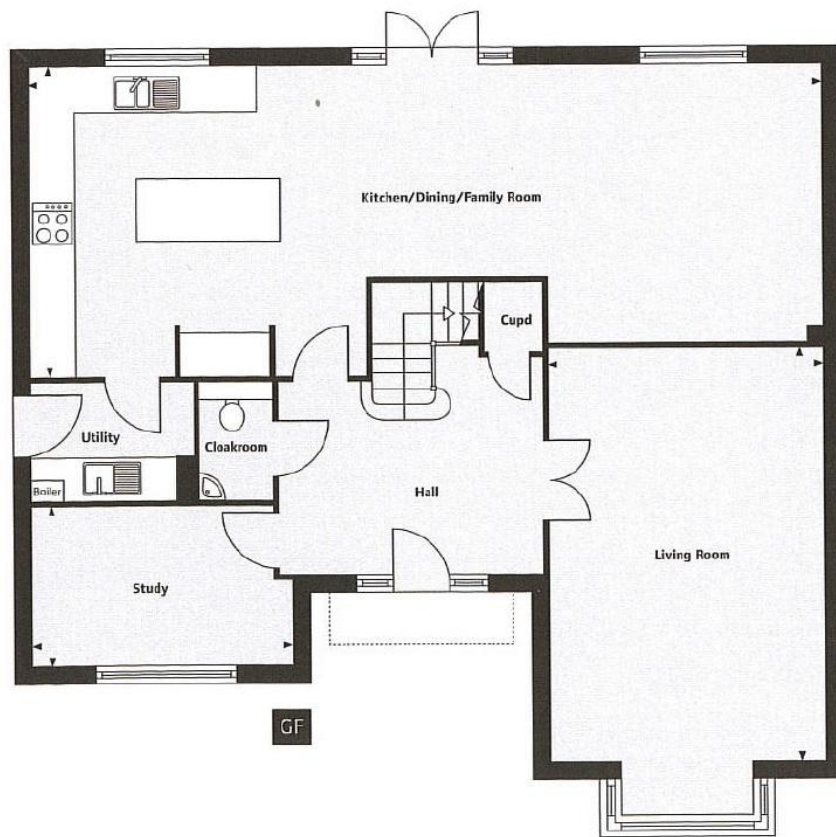
Gnosall is a thriving village with independent shops, small supermarket, post office and welcoming country pubs. The surrounding countryside is beautiful and also excellent for commuters. Access via the A518 provides onward connections to the A41 and M6. Stafford mainline intercity railway station is approximately 6.6 miles away and has regular Virgin services operating to London Euston, taking only approximately one hour and twenty minutes.

Directions

From Stafford town centre take the A518 (west) Newport Road, continue to the village of Haughton and into Gnosall. Proceed around the first mini island and as the road falls downhill, (a garage on the left hand side) you will come to another mini island, go straight over and after passing the village health surgery on the left, turn immediately left onto Knightley Road and the development is situated a very short distance on the left hand side.







The Inkberry – 5 bedroom home

Ground Floor

Living Room	
6.16m x 4.13m	20'3" x 13'7"
Kitchen/Dining/Family Room	
11.89m x 4.59m	39'0" x 15'1"
Study	
3.90m x 2.37m	12'10" x 7'9"

First Floor

Bedroom 1	
4.31m x 3.90m	14'2" x 12'10"
Bedroom 2	
4.13m x 3.27m	13'7" x 10'9"
Bedroom 3	
4.13m x 3.15m	13'7" x 10'4"
Bedroom 4	
3.90m x 2.83m	12'10" x 9'3"
Bedroom 5	
3.67m x 3.15m	12'0" x 10'4"

Please note the builders floorplan represents the house design however the two plots available are on the opposite hand.



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.

AWAITING EPC MEDIA



John German

12 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | East Leake | Lichfield | Loughborough
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



