



22 ginger Hill, Gnosall, Stafford, ST20 0DN

Dixon & Co

Sales Lettings Commercial

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Set in the desirable picturesque village of Gnosall we offer a spacious extended semi-detached bungalow occupying an enviable corner plot.

Gnosall is located in the Staffordshire countryside and is focused around the Shropshire Union Canal. The village has many amenities to offer including local public houses, several shops including a supermarket, a veterinary practice and optician's two garages and primary school. For other amenities the village is a short drive from Newport and also from Stafford. Local transport routes include the A518 which provides access onto the motorway network via Stafford or the A41 past Newport.

Hall: Accessed via upvc door a welcoming space with laminate flooring and open tread staircase to Loft Room.

Lounge: An impressive spacious area to the rear aspect. What a fantastic place to relax and enjoy views of the garden through the double glazed sliding doors. The contemporary fireplace with slate hearth houses a multi fuel burner and gives the room a real focal point.

Kitchen/Diner: Having side aspect this is any cooks dream. With wood effect cupboards and contrasting work surfaces there is ample space to create all your culinary delights, with space for a multi fuel range. The main focal point is the island which gives a real modern feel and provides even further storage. There is ample space for dining whilst enjoying views over the garden.

Utility: A useful space with plumbing for washing machine and space for dryer and fridge freezer



Master Bedroom: having front aspect, a good double sized room including fitted wardrobes with down-lighting.

Bedroom Two: Having front aspect, again another double bedroom.

Bedroom Three: located to the front aspect, a good single bedroom.

Bathroom: A white suite comprising; w/c, hand basin, bath and shower cubicle. There is also a tunnel light to let natural light in.

Loft Room: having pine clad ceiling and walls, rear aspect double glazed roof window, access to eaves storage, radiator and opening to wardrobe area also with partly sloping ceiling.

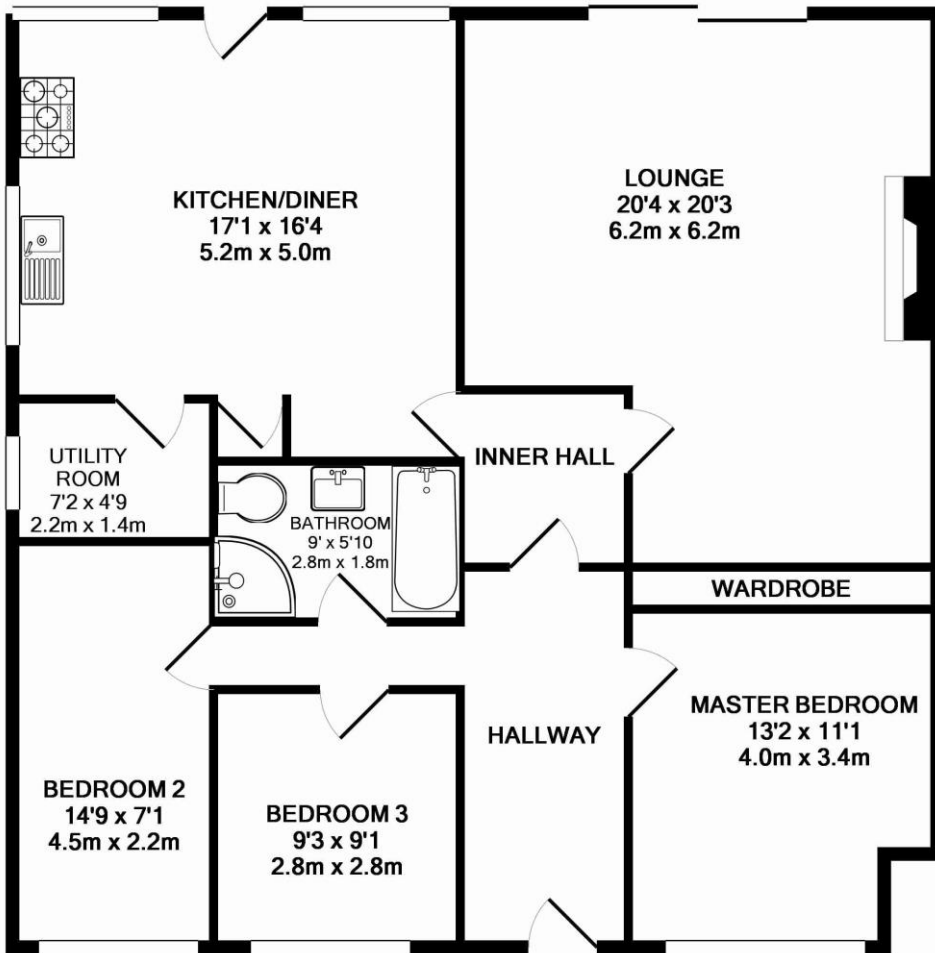


Garden: This beautifully presented garden is south facing. Mainly laid to lawn with gravelled area housing an ornamental pond and having a patio area ideal for al fresco dining.

Garage/Workshop: To the top of the garden where there is vehicular and pedestrian access via timber gates. An ideal getaway to carry out all those DIY projects.

Ample parking is available to the front of the property on a tarmac driveway.





TOTAL APPROX. FLOOR AREA 1107 SQ.FT. (102.8 SQ.M.)

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
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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. Dixon Estates (Stafford) Ltd 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 for those of our applicants who may not yet be fully conversant with the metric measurements.

Energy Performance Certificate

22, Ginger Hill, Gnosall, STAFFORD, ST20 0DN

Dwelling type: Semi-detached bungalow
 Date of assessment: 06 September 2016
 Date of certificate: 06 September 2016
 Reference number: 8566-7021-4760-0746-5906
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 119 m²

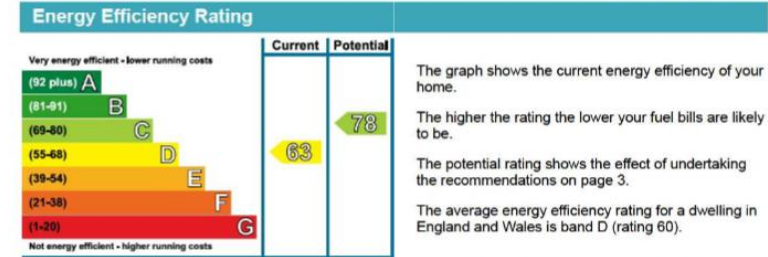
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,627
Over 3 years you could save	£ 684

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 213 over 3 years	
Heating	£ 3,075 over 3 years	£ 2,547 over 3 years	
Hot Water	£ 285 over 3 years	£ 183 over 3 years	
Totals	£ 3,627	£ 2,943	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 156	✓
2 Room-in-roof insulation	£1,500 - £2,700	£ 210	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 168	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.