



£365,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

## Penkrige Stafford

Nursery Drive Penkrige  
Stafford Staffordshire

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**Generously proportioned detached homes ideal for the family purchaser are exceptionally hard to come by in today's market, in particular within sought after village locations such as Penkrige.** Having an absolute array of amenities ranging from, train station to London Euston, M6 & M54 motorways, mini supermarkets, post office, high street shops galore and outstanding schooling, Penkrige is a perfect location to suit all. This detached home has a superb lay out with an inviting hallway, dining room, kitchen, guest w/c, good size rear facing lounge which really compliments the ground floor with a conservatory off. The first floor offers en-suite master bedroom, there are three more further bedrooms and a smart family bathroom. Meanwhile, externally this property is even more appealing being positioned on a prominent position in this very pleasant cul-de-sac. There is an attractive rear garden, ample off-road parking and an integral garage, what more could you possibly ask for? Don't delay and book your viewing today as this ideal family home will no doubt be very popular!!

- Ideal Family Home In Pleasant Cul-De-Sac
- Great Amenities Near Penkrige Village
- Four Bedrooms & En-suite
- Two Receptions & Conservatory
- Conveniently Located For Train Station & M6
- Popular Schooling Within Walking Distance

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4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

**01785 715555**

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## Entrance Hallway

With laminate flooring, useful understairs storage cupboard, radiator, double glazed door to front, stairs to first floor landing, and internal doors off, to;

## Guest WC

Fitted with a suite comprising of a vanity wash basin with cupboard beneath, and low-level WC. There is splashback tiling to the walls, laminate flooring, radiator, and extractor fan.

## Lounge 14' 9" x 11' 11" (4.50m x 3.63m)

With a feature inset living flame gas fire & decorative surround, ceiling coving, radiator, double glazed French doors to Conservatory.

## Conservatory 11' 9" x 10' 7" (3.59m x 3.22m)

With laminate flooring, double glazed windows, and French doors to rear garden.

## Kitchen 14' 9" x 8' 6" (4.50m x 2.59m)

Fitted with a range of base & eye-level units, fitted work surfaces incorporating a sink with chrome mixer tap & splashback tiling, fitted oven &



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hob, and spaces to accommodate additional appliances, and further space for breakfast table & chairs. There is tiled flooring, ceiling spotlights, a double glazed window & door to rear, and radiator.

### **Dining Room** 13' 10" x 8' 6" (4.219m x 2.59m)

With laminate flooring, radiator, ceiling coving, and double glazed walk-in bay window to front.

### **First Floor Landing**

With loft access hatch, storage cupboard, and internal doors off, to;

### **Bedroom One** 11' 9" x 10' 4" (3.57m x 3.15m)

With a radiator, wardrobes, double glazed window to front, and further internal door to En-suite.

### **En-suite (Bedroom One)**

Fitted with a suite comprising of a low-level WC, a vanity wash basin with cupboard beneath, tiled splashbacks, a radiator, shower cubicle being tiled, and double glazed window to side.

### **Bedroom Two** 10' 3" x 8' 7" (3.12m x 2.61m)

With a radiator, built-in wardrobes with sliding mirrored fronts, and a double glazed window to rear.

### **Bedroom Three** 10' 3" x 8' 8" (3.12m x 2.64m)

With a radiator, and double glazed window to rear.

### **Bedroom Four** 8' 8" x 7' 10" (2.63m x 2.39m)

With a radiator, and double glazed window to front.

### **Family Bathroom** 7' 5" x 6' 1" (2.26m x 1.86m)

White suite being re-styled comprising of panelled bath with shower over, part-tiled walls, low-level flush WC, vanity wash basin with cupboard beneath & tiled splashbacks, a towel radiator, and double glazed window to rear.

### **Outside Front**

There is a driveway providing off-road parking, lawn area with flowerbeds, plants & shrubs, and access to the Garage.

### **Garage** 16' 9" x 8' 0" (5.11m x 2.43m)

Having an up and over door to front.

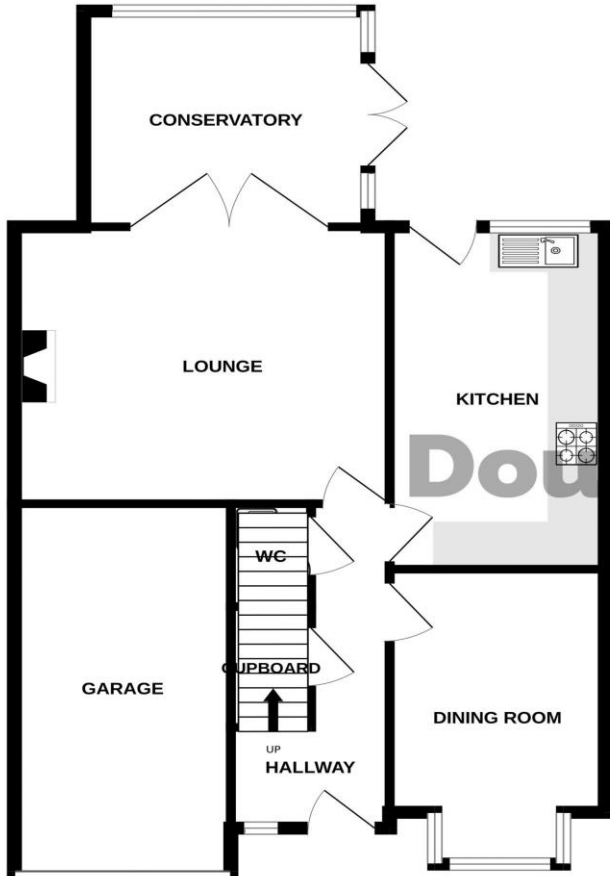
### **Outside Rear**

With an outside water tap, a paved patio seating area, majority laid to lawn, enclosed by panelled fencing & hedging. There is a side pathway & side access gate.





GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		87	81

Best energy efficiency - higher running costs  
 England & Wales  
 EU Directive 2002/91/EC  
 www.epcrea.com

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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