



£400,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: E

Penkrige Stafford

Hathaway Close Penkrige
Stafford Staffordshire



If you are a family and looking for something that you can move straight into and not lift a finger then you will not be disappointed by this spacious and stunning detached house. Situated on a corner plot the home has a walled and private rear garden, driveway, and garage.

Internally, the home doesn't disappoint, comprising entrance hall, spacious lounge, open plan improved dining and living kitchen, separate utility, and guest WC. Upstairs there are four good sized bedrooms with the master bedroom having an en-suite shower room plus family bathroom. Located on the outskirts of the village of Penkrige with its famous market and with access to lovely local shops, restaurants and pubs this is a great property for those also seeking excellent links to the M6 & M54 motorway. Book early to avoid disappointment.

- Substantial Detached Modern Family Home
- Four Good Size Bedrooms
- Guest WC, Utility Room, Bathroom & En-Suite
- Very Popular Position & Great Access To The M6
- Open-Plan Living Dining Kitchen & Living Room
- Private Walled Garden & A Garage

You can reach us **9am to 9pm**, 7 days a week

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Agents Note

There is a grounds maintenance charge payable to HLM at approx £150 per annum.

Entrance Hallway

A generous & inviting entrance hallway, having luxury vinyl flooring, door to useful understairs storage cupboard, inset ceiling spotlighting, a radiator, stairs off, rising to the First Floor Landing & accommodation, and internal door(s) off, providing access to;

Guest WC

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap. The room also benefits from having luxury vinyl flooring, ceramic splashback tiling around the sink area, a radiator, and a double glazed window to the side elevation.

Living Room 17' 8" x 11' 0" (5.39m x 3.35m)

A bright & spacious dual-aspect reception room, having a contemporary styled feature electric fireplace, two radiators, double glazed French doors providing views and access out to the rear garden & patio, and a double glazed window to the front elevation enjoying views of the neighbouring green.

Family Living Space, Kitchen & Dining Area 31' 3" x 9' 11" (9.53m x 3.01m)

A truly stunning & exceptionally spacious living space & kitchen. The kitchen is fitted with a modern contemporary styled range of eye-level, base & drawer units with fitted work surfaces over & matching splashback upstands, and incorporating an inset sink & drainer with chrome mixer tap, and a range of integrated/fitted appliances which include; oven, hob with stainless steel hood over, integrated fridge/freezer &



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dishwasher. The kitchen benefits from having luxury vinyl flooring throughout, inset ceiling spotlighting throughout, space within the dining area for a dining table & chairs, and within the living area a sofa or similar lounge furniture. There are two radiators, double glazed windows to both the front, side & rear elevations, and further internal door leading through into the Utility Room.

Utility Room 7' 1" x 6' 4" (2.15m x 1.94m)

Having a range of matching base units with fitted work surfaces over & matching splashback upstands, and incorporating an inset sink with drainer & chrome mixer tap, and having space(s) beneath for appliance(s). The room also benefits from having luxury vinyl flooring, a radiator, a double glazed window to the side elevation, and a further double glazed window to the rear elevation. The Utility also houses a wall mounted gas central heating boiler.

First Floor Galleried Landing

A spacious galleried landing, having an access point to the loft space, a door to a useful built-in storage cupboard, and internal door(s) off, providing access to;

Bedroom One (Master) 17' 9" x 11' 3" (5.40m x 3.42m)

A spacious & bright dual-aspect master bedroom, having double glazed windows to both the front & rear elevations, built-in wardrobes, two radiators, and a further internal door off, leading through into the En-suite.

En-suite (Bedroom One - Master) 8' 8" x 5' 3" (2.65m x 1.61m)

Fitted with a modern contemporary styled suite comprising of a low-level WC a pedestal wash hand basin with chrome mixer tap, and a separate shower cubicle housing a mains-fed mixer shower. The room also benefits from having luxury tile effect vinyl flooring, part-ceramic tiling to the walls, a chrome towel radiator, inset ceiling spotlighting, and a double glazed window to the front elevation.

Bedroom Two 13' 5" x 9' 1" (4.10m x 2.78m)

A second double bedroom, having a double glazed window to the side elevation, and a radiator.

Bedroom Three 10' 0" x 9' 4" (3.06m x 2.84m)

A third double bedroom, having a double glazed window to the front elevation, and a radiator.

Bedroom Four 8' 1" x 7' 2" (2.46m x 2.19m)

Having a double glazed window to the side elevation, and a radiator.

Bathroom 7' 10" x 6' 6" (2.39m x 1.98m)

A good sized bathroom fitted with a modern contemporary styled suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with electric shower over. The room also benefits from having luxury vinyl tile effect flooring, inset ceiling spotlighting, a chrome towel radiator, and a double glazed window to the side elevation.

Detached Single Garage

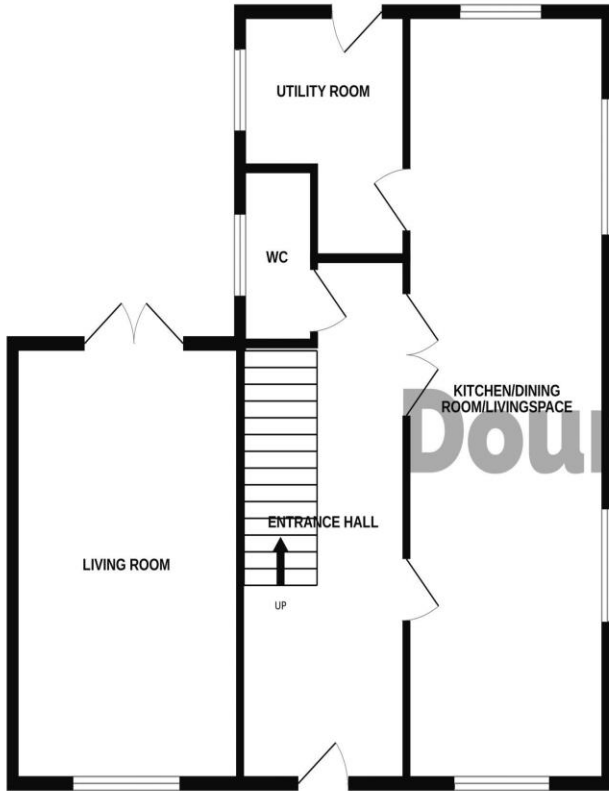
Positioned to the side of the property, and having an up and over access door to the front elevation, and benefiting from having both power & lighting installed.

Externally

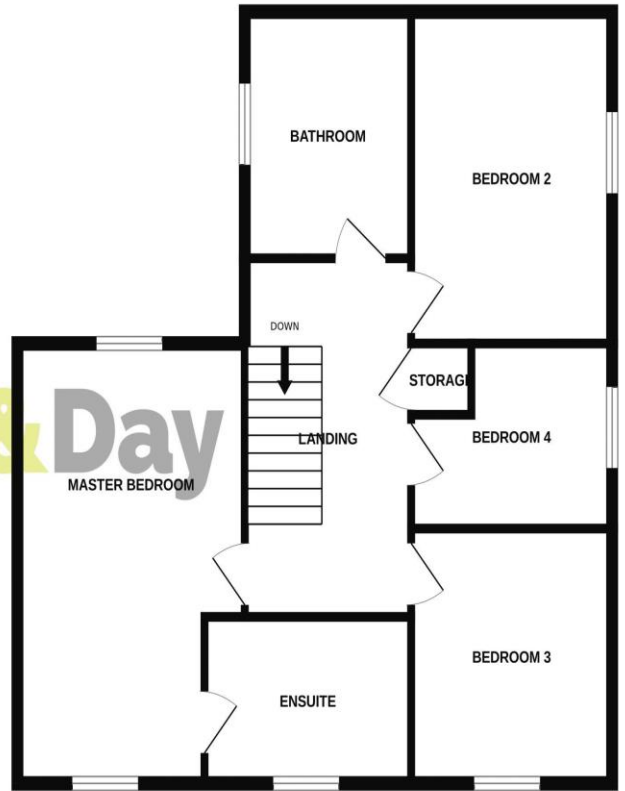
The property is approached over a tarmac driveway providing access to the detached garage to the side elevation, and to the front the property sits behind a lawned garden area with a variety of established flowerbeds, plants & shrubs, and enjoying views of the neighbouring green area to the front. Meanwhile, to the rear is a private walled landscaped garden with a paved patio seating area, feature glass balustrade, a paved pathway to a side access gate, the majority being laid to lawn with a variety of feature raised planting beds & a variety of established plants & shrubs.



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			
A	(92-100)		92
B	(81-91)		81
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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