



£425,000

KEY TENURE: **Freehold**

EPC RATING: **C**

£ COUNCIL TAX BAND: **D**

Penkrige Stafford

Teveray Drive Penkrige
Stafford Staffordshire



What a great family home we have to offer you here. This house has received lots of improvement and attention and is presented to a very high standard throughout. In fact, if you are considering a brand new home because you don't want to do any work, then I would take a serious look at this alternative.

Located on a superb plot, this appealing design offers a reception hallway with a utility WC off, a bay fronted dining room, family living room and a truly outstanding and unique spacious open plan kitchen and additional rear living space with bi-fold doors to the rear. To the first floor the largest of the three bedrooms has a refitted contemporary en-suite shower room and there is an additional refitted luxury family bathroom. Furthermore, to the second floor there is a loft room study. Externally there is a double width driveway and gated side access providing ample off road parking which leads to the garage, to the front there is a low maintenance garden and landscaped feature garden to the rear. Give us a call to arrange a viewing, but be quick - it's not going to hang around for long.

- Stunning & Greatly Improved Detached Home
- Superb Versatile Layout With Contemporary Kitchen
- Luxury Refitted Bathroom & En suite
- Additional Loft Room/Study
- Ample Parking & Garage
- One Truly Not To Be Missed

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01785 715555

hellopenkrige@dourishandday.co.uk



Entrance Hallway

With a recently installed composite double glazed entrance door to the front elevation leading through into the entrance hallway, having wood effect flooring, ceiling coving, a radiator, stairs off, rising to the First Floor Landing & accommodation, and internal solid wood doors off, providing access to:

Utility/WC 6' 1" x 5' 11" (1.86m x 1.80m)

Superbly appointed & presented, featuring a recently fitted range of base & eye-level units with fitted work surfaces with space(s) available for utility appliance(s). There is ceramic splashback tiling to the walls, a low-level WC, vanity wash hand basin with chrome mixer tap & storage beneath, laminate flooring, a radiator, and extractor fan.

Living Room 18' 2" x 10' 8" (5.54m x 3.25m)

A spacious reception room which features a contemporary styled electric fire set within a fire surround with integrated lighting, coving, radiator, and a double glazed window to the front elevation.

Dining Room 11' 5" x 8' 9" (3.48m x 2.67m)

A superb dining room having ceiling coving, laminate flooring, a radiator, and a feature double glazed walk-in bay window to the front elevation. Open-plan arrangement leading through to the Kitchen.

Kitchen 26' 1" x 23' 9" (7.96m x 7.25m) maximum width measurement, variable room width
Fitted with a modern and contemporary styled range of wall, base & drawer units with fitted work surfaces over incorporating a 1.5 bowl sink/drainers with chrome mixer tap over, space for a freestanding Range style cooker with an existing hood over with a



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stainless steel splashback, and having space(s) to accommodate further kitchen appliance(s). There is a centre island, and integrated appliances included are: integrated microwave & dishwasher. There are three contemporary styled vertical radiators, laminate flooring, vaulted ceilings with spotlights, and two skylights to rear, gas central heating boiler housed in a storage cupboard, double glazed door to side, and full width bi-folding doors with integrated blinds overlooking the landscaped rear garden.

First Floor Landing

A spacious galleried landing with ceiling spotlights, doors to useful storage cupboards, additional stairs rising to the second floor, a double glazed window to rear, and internal door(s) to;

Bedroom One 10' 11" x 9' 11" (3.34m x 3.01m)

With a useful built-in double wardrobe, radiator, double glazed window to front elevation, and further internal door to the En-suite.

En-suite (Bedroom One) 12' 11" x 5' 7" (3.93m x 1.71m)

Fitted with a modern suite comprising of a walk-in tiled shower cubicle with screen & shower head over, contemporary bowl sink unit with chrome mixer tap, low-level WC, tiled flooring, ceiling spotlights, extractor fan, towel radiator, and a double glazed window to the side elevation.

Bedroom Two 10' 6" x 8' 10" (3.19m x 2.69m)

Having a built-in double wardrobe, laminate flooring, a radiator, and a feature walk-in double glazed window to the front elevation.

Bedroom Three 9' 10" x 8' 10" (3.0m x 2.70m)

With built-in wardrobes, laminate flooring, radiator, and a double glazed window to the rear elevation.

Bathroom 6' 2" x 6' 1" (1.87m x 1.86m)

A stunning contemporary refitted bathroom featuring a modern fitted white suite comprising of a panelled bath with chrome mixer tap & shower attachment, a wash hand basin with a cupboard beneath and a chrome mixer tap, and a low-level WC with enclosed cistern. There is ceramic tiling to the walls & floor, spotlights, extractor fan, and a double glazed window to the rear elevation.

Second Floor Landing

With internal door to;

Loft Room/Study 8' 1" x 6' 6" (2.46m x 1.98m)

Having laminate flooring, ceiling spotlights, door to storage space, a radiator, double glazed skylight windows to front & rear, particularly enjoying a pleasant view.

Outside Front

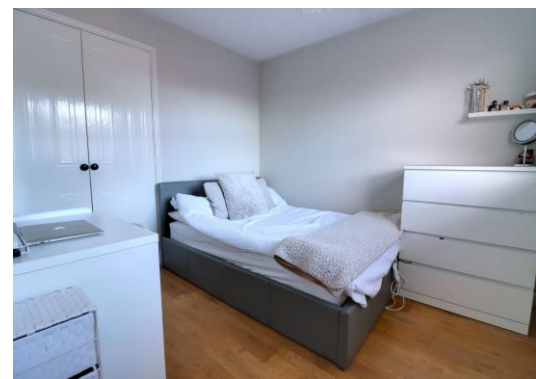
A low maintenance designed frontage having an artificial lawned garden area & slate border housing shrubs. A double width tarmac driveway provides ample off-road parking, and timber access gates to the side leading to an extended driveway providing access to the Garage.

Garage 17' 9" x 8' 11" (5.40m x 2.73m)

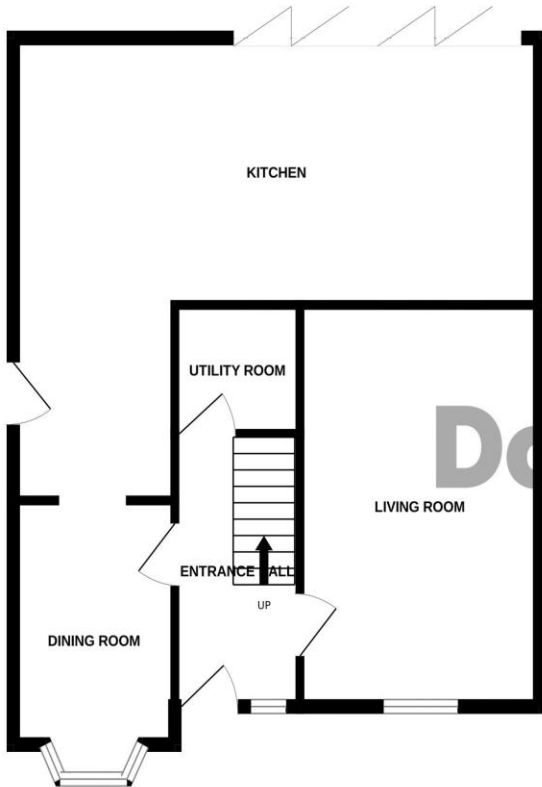
Accessed via an electrically operated remote controlled roller-shutter garage door, having a further double glazed door to rear with a vaulted ceiling, perfect for additional storage.

Outside Rear

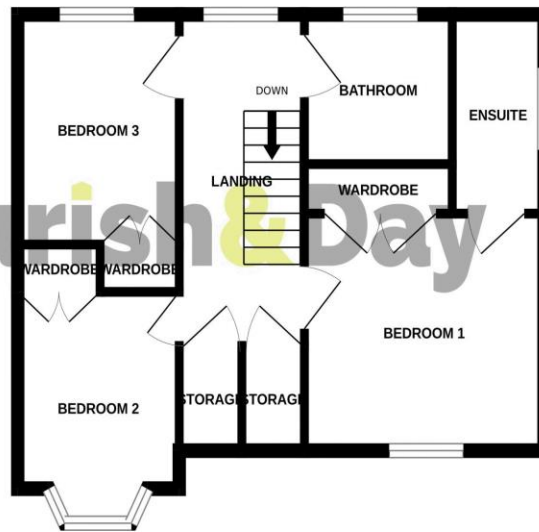
A landscaped rear garden being low maintenance having a timber decked seating area, an artificial lawned garden area, a further paved patio seating area, and is enclosed by panelled fencing.



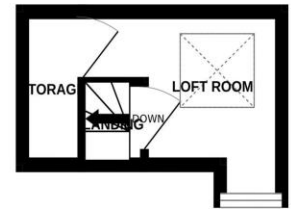
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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	(82+)		
A	(61-81)		
B	(51-60)		
C	(35-50)		
D	(29-34)		
E	(23-28)		
F	(17-22)		
G	(1-16)		
Very energy efficient - higher running costs		70	77

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