



£280,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Penkrige Stafford

Norman Road Penkrige  
Stafford Staffordshire



***The House of Normandy designates the noble family which originates from the Duchy of Normandy and whose members were counts of Rouen, dukes of Normandy, as well as kings of England following the Norman conquest of England. Well, if you're also having your own conquest with the housing market then this superb opportunity may win the war for you!*** There are four bedrooms with three to the first floor and a family bathroom, a fourth to the ground floor with an en suite. Further more to the ground floor has an entrance hall and porch, living room, separate generous kitchen diner. Ideal for the family purchaser. Located in the sought after village of Penkrige with superb commuting links with great access to the M6 & M54, along with main line train access to London Euston. The village centre provides an array of amenities ranging from shops, mini supermarket, twice weekly market and popular schooling.

- Well Presented Ideal Family Home
- Ground Floor Bedroom With Modern En-suite
- Three First Floor Bedrooms & Bathroom
- Generous Kitchen Diner & Living Room
- Great For Local Schooling
- Conveniently Located For Village Centre & Local Amenities

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

**01785 715555**

hellopenkrige@dourishandday.co.uk





## Entrance Porch

Approached through a double glazed entrance door, having vinyl flooring, and open archway through to the Entrance Hallway.

## Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, radiator, vinyl flooring, and internal door to;

## Lounge 15' 1" x 12' 2" (4.61m x 3.71m)

A spacious reception room, having a feature electric fire set within a decorative surround, coving to the ceiling, a double glazed window to the front elevation, radiator, and further internal door to;

## Kitchen & Dining Area 15' 1" x 10' 8" (4.61m x 3.24m)

Fitted with a matching range of wall, base & drawer units with work surfaces over to three sides, incorporating an inset stainless steel sink with drainer & mixer tap. Appliances include; four-ring gas hob with a brushed chrome extractor hood above, and fitted electric oven/grill beneath, having space & plumbing available for further appliances. In addition, there is ceramic splashback tiling to the walls, ceramic tiling to the floor, inset ceiling spotlighting, ceiling coving, radiator, space



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to accommodate a dining table & chairs, a useful understairs storage cupboard, a double glazed window to the rear elevation, double glazed door to the side elevation, and double glazed sliding patio doors providing views and access to the rear garden.

## **Bedroom One (Ground Floor)** 12' 0" x 8' 3" (3.65m x 2.51m)

Formerly the garage, and now utilised as a bedroom, having vinyl flooring, two wall mounted electric heaters, a double glazed window to the front elevation, a double glazed door to the rear elevation, and further internal door leading to the En-suite.



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

Fitted with a modern suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap & cupboard beneath, and a walk-in fully tiled shower cubicle housing a mains-fed shower. In addition, there is ceramic tiling to the floor, ceramic tiled walls, an extractor fan, and wall mounted cabinet.

## **First Floor Galleried Landing**

A feature galleried landing, having an access point to the loft space, a built-in airing cupboard, a double glazed window to the side elevation, and internal doors off, to;



## **Bedroom One** 13' 3" x 8' 5" (4.04m x 2.56m)

A double bedroom featuring built-in wardrobes with sliding mirrored fronts, dado rail, a double glazed window to the front elevation, and radiator.

## **Bedroom Two** 10' 8" x 8' 6" (3.26m x 2.59m)

A further double bedroom, having a built-in storage cupboard with door, a double glazed window to the rear elevation, and radiator.



## **Bedroom Three** 9' 10" x 6' 6" (2.99m x 1.97m)

Having a double glazed window to the front elevation, radiator, and a useful built-in storage cupboard.

## **Family Bathroom** 6' 5" x 5' 5" (1.96m x 1.64m)

Fitted with a white suite comprising of a low-level WC, a wall mounted wash hand basin, and a panelled bath with an electric shower over. In addition, there is part-ceramic tiling to the walls, a double glazed window to the rear elevation, and radiator.



## **Outside Front**

The property is approached over a double width Tarmacadam laid driveway providing ample off-road parking.

## **Outside Rear**

The rear garden is laid mainly to lawn and features a paved patio seating area. In addition, there are outdoor all-weather electrical sockets, an external water tap, space to accommodate a garden shed, and the garden is enclosed by panelled fencing.

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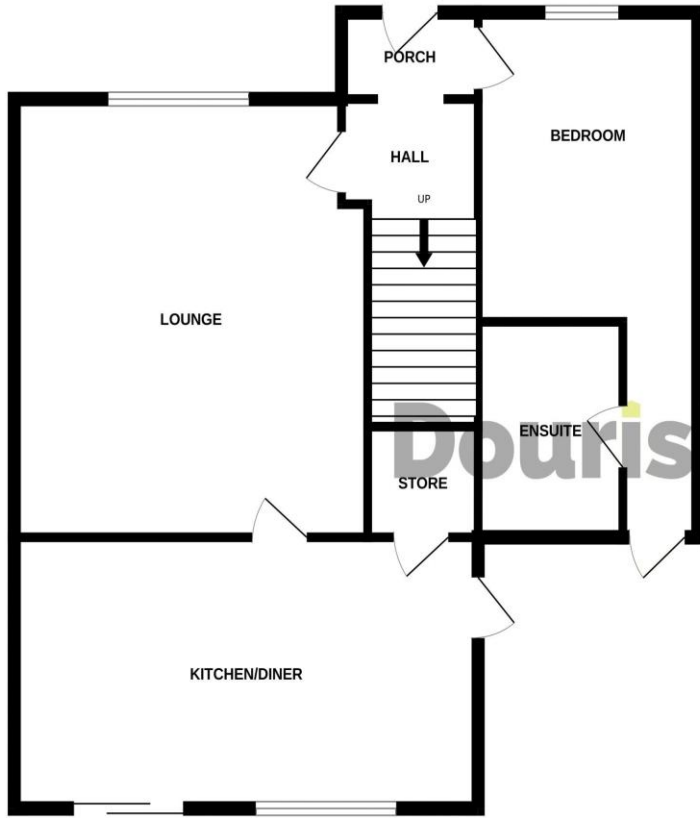
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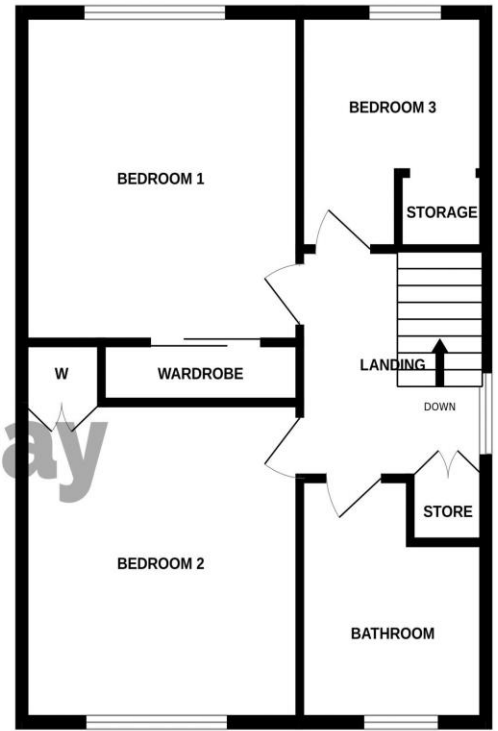
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GROUND FLOOR



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



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