



£265,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

## Penkrige Stafford

Holme Rise Penkrige  
Stafford Staffordshire



*If you are looking for a property that is impeccably presented throughout with spacious room proportions and in a highly desirable location, then this is definitely the home for you!*

The property sits on a good sized plot with the accommodation comprising an entrance hall, spacious dual aspect lounge diner and a re-styled kitchen to the ground floor. Upstairs are three bedrooms and a stunning shower room. Outside is that spacious plot with a driveway to the front sitting in front of a carport leading to the garage whilst the enclosed rear garden is mainly turfed there are two paved seating areas. The property really does tick all of those boxes and is sure to be a hit with any first or second time buyers or indeed any down sizers. This property thoroughly deserves a closer look so book in your viewing today.

- Well Presented Semi-Detached House
- Driveway, Garage & Gardens
- Highly Regarded Location
- Superb Kitchen & Shower Room
- Dual Aspect Lounge & Dining Area
- Great Location For Schools & Village Centre

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

**01785 715555**

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## Entrance Porch

An inviting entrance porch being accessed through a double glazed door with double glazed window, tiled floor.

## Guest WC

Being refitted with a contemporary suite having a wall mounted wash hand basin with chrome mixer tap and low level WC. Radiator, tiled walls, tiled floor and double glazed window to the front elevation.

## Lounge / Diner

### Lounge Area 15' 3" x 12' 4" (4.65m x 3.77m)

Having coving, radiator, double glazed window to the front elevation and stairs leading to the first floor accommodation. An open plan arch leads to:

### Dining Area 13' 6" x 7' 5" (4.11m x 2.27m)

Having space for a dining table and chairs, coving, radiator and double glazed sliding patio door giving views and access to the rear garden.



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## **Refitted Kitchen** 13' 0" x 7' 4" (3.97m x 2.24m)

Being refitted in a contemporary style having a range of matching units extending to base and eye level and having fitted work surfaces with an inset one and a half bowl sink unit with a chrome mixer tap. Range in integrated appliances including an oven, hob with stainless steel cooker hood over, fridge and freezer. Useful understairs storage cupboard, tiled floor, double glazed window to the rear elevation and double glazed door leading to the carport.



## **First Floor Landing**

Having airing cupboard housing the gas central heating boiler, access to loft space and double glazed window to the side elevation.

## **Bedroom One** 12' 2" x 8' 10" (3.70m x 2.70m)

Having a range of fitted wardrobes, radiator and double glazed window to the front elevation.



## **Bedroom Two** 11' 7" x 8' 7" (3.52m x 2.61m)

Having a radiator and double glazed window to the rear elevation.

## **Bedroom Three** 8' 3" x 6' 3" (2.52m x 1.90m)

Having a radiator and double glazed window to the front elevation.

## **Refitted Shower Room** 7' 9" x 6' 4" (2.37m x 1.94m)

A stunning, refitted shower room in a contemporary style having a walk-in shower cubicle with chrome fittings, vanity wash hand basin with a cupboard beneath and chrome mixer tap and a WC with an enclosed cistern. Chrome towel radiator, luxury vinyl flooring, tiled walls, ceiling spotlights and double glazed window to the rear elevation.



## **Outside - Front**

A well manicured lawn area having a corner bed with plants and shrubs and there is a driveway providing off-road parking and timber gates lead to:

## **Carport**

Which leads to:

## **Detached Garage** 22' 10" x 8' 2" (6.97m x 2.50m)

A tandem length garage having space for a washing machine, door leading to the rear garden and an up and over door to the front.

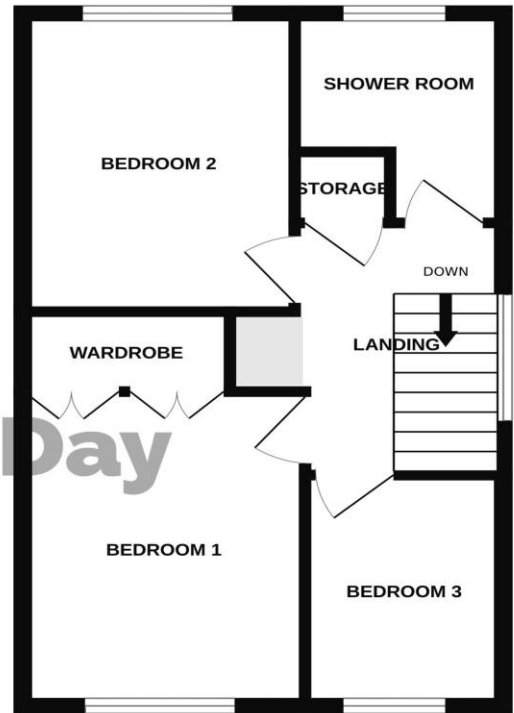
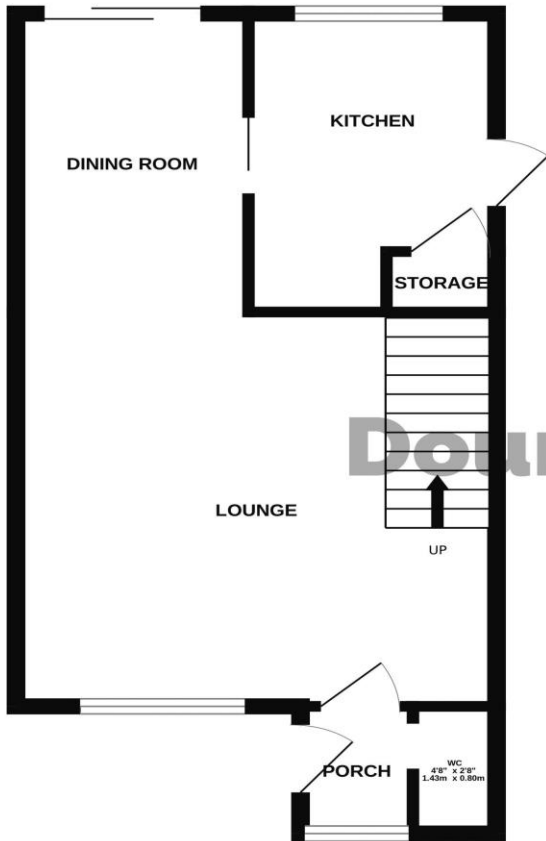
## **Outside - Rear**

The landscaped rear garden is mainly laid to lawn with decorative timber sleepers with a paved patio seating area, an additional paved patio seating area with a timber pergola over. A timber gate leads to the side drive and there is a variety of beds with plants and shrubs and the garden is enclosed by panel fencing.

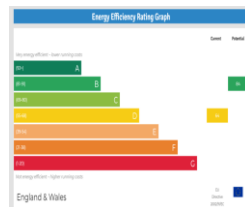


GROUND FLOOR

1ST FLOOR



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