



£289,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💰 COUNCIL TAX BAND: **D**

## Penkrige Stafford

Shakespeare Drive Penkrige  
Stafford Staffordshire



*Why pay the premium of a new build home, when you can purchase this superb modern detached house with all the extras included! Sitting on a lovely plot overlooking a green area this home is situated within walking distance of Penkrige village centre and schooling making it an ideal choice for a growing family.*

The accommodation is perfect and has much more space than some three bedroom detached homes. Comprising entrance hall with stairs off the first floor and doors off to the guest WC and spacious modern kitchen/diner, rear facing living room with French doors to the rear garden. Upstairs there are three good sized bedrooms and contemporary suites to the en-suite of the master bedroom and family bathroom. The home has lawned gardens, driveway and a detached garage. This really is a great design, perfect for families so book your viewing soon.

- Superbly Appointed Detached Home
- Modern Sought After Location
- Three Bedrooms & An Ensuite
- Family Bathroom & A Guest W/c
- Rear Facing Living Room & Pleasant Garden
- Detached Garage & Driveway

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 Hallway

An inviting entrance hall with vinyl flooring, a door to a useful downstairs storage cupboard, a radiator, stairs to first floor, double glazed door to front, and internal doors to;

### Guest WC

Fitted with a white suite comprising of a low-level WC & pedestal wash hand basin. There is ceramic splashback tiling to the walls, vinyl flooring, radiator, and a double glazed window to the front elevation.

### Living Room 16' 7" x 13' 9" (5.05m x 4.20m)

A dual-aspect rear facing living room, with a radiator, double glazed windows to both the side & rear elevations, and double glazed French doors providing views and access out to the rear garden.

### Kitchen & Dining Space 11' 8" x 9' 7" (3.55m x 2.91m)

Fitted with a modern contemporary styled range of matching wall, base & drawer units with fitted work surfaces & matching splashback upstands over, incorporating an inset sink/drainer with chrome mixer tap, and a range of integrated/fitted appliances which include; oven, hob with a stainless steel splashback rising to an extractor hood above, integrated washing machine & dishwasher, with space(s) to accommodate further kitchen appliance(s). There is space to accommodate a dining table & chairs in the dining area, vinyl flooring, a radiator, and a double glazed window to the front elevation.



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## First Floor Landing

A galleried landing, having an access hatch to the loft space, door to a useful built-in airing/store cupboard, and internal doors off, providing access to all three Bedrooms & Bathroom.

## Bedroom One 10' 10" x 9' 6" (3.30m x 2.89m)

A double bedroom, having a double glazed window to the front elevation, radiator, and a further internal door leading into the En-suite.

## En-suite (Bedroom One) 5' 7" x 4' 11" (1.71m x 1.49m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a walk-in screened shower cubicle housing a mains-fed shower. There is vinyl flooring, a radiator, extractor fan, and a double glazed window to the side elevation.

## Bedroom Two 9' 8" x 9' 7" (2.94m x 2.91m)

A second smaller double bedroom, having a double glazed window to the front elevation with elevated views of a green area, and a radiator.

## Bedroom Three 10' 3" x 6' 8" (3.12m x 2.04m)

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

## Bathroom 6' 8" x 5' 7" (2.02m x 1.69m)

Fitted with a white suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap above, and storage cupboard beneath, and a panelled bath with chrome mixer tap. There is part-ceramic splashback tiling to the walls, vinyl flooring, radiator, and a double glazed window to the front elevation.

## Outside Front

The property is approached over a driveway providing off-street parking and access to a detached single garage to the rear of the property on the side elevation. A paved pathway to the front provides pedestrian access to the entrance door via wrought iron railings which wraparound the front & side of the property behind which are lawned gardens.

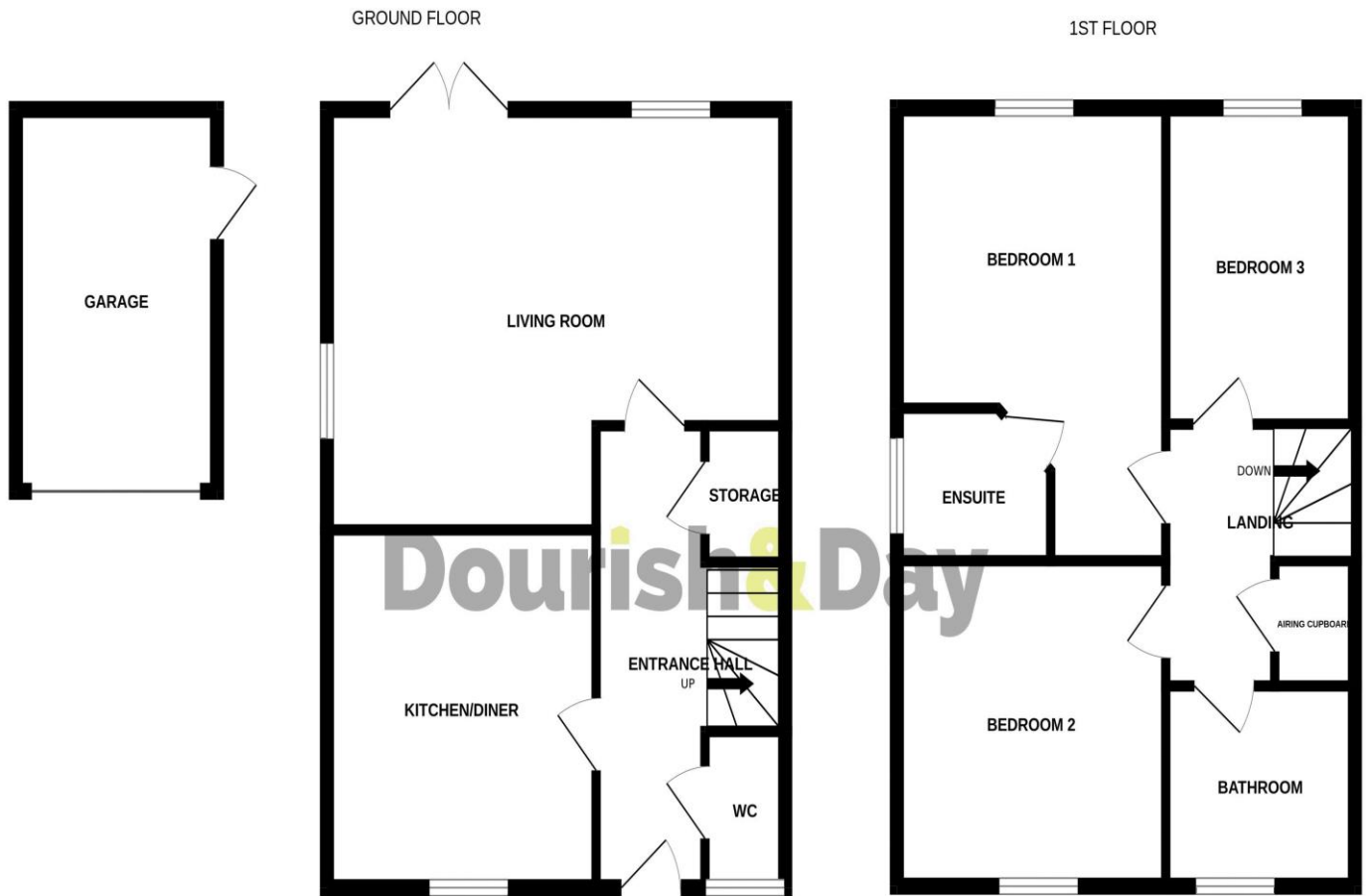
## Detached Garage

A single garage, having an up and over garage door to the front elevation, a further double glazed pedestrian door providing access to/from the rear garden.

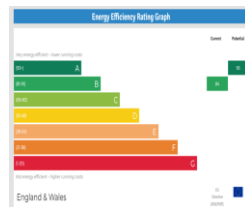
## Outside Rear

An enclosed garden being laid mainly to lawn with decorative shrub borders leading onto a paved patio seating/outdoor seating area, and is enclosed by panelled fencing.





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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