



£385,000

KEY TENURE: **Freehold**

EPC RATING: **D**

£ COUNCIL TAX BAND: **D**

Penkrige Stafford

Haling Road Penkrige
Stafford Staffordshire

 **4**  **1**  **2**

Haling Road! Steeped with local history leading to the Haling Dene, which was originally constructed for a retired Colonial Bishop! Located in the Sought after village of Penkrige which provides great schooling within walking distance, bus routes, main line station to London Euston and commuting links via the M6 & M54 motorways, canal walks in addition to the twice weekly market and village shops.

Well-presented, extended and improved detached home being ideal for the family purchaser. The ground floor has an entrance hall, living room, dining room, guest W/c, further complimented by a superb, refitted kitchen and a superb conservatory. The first floor has four bedrooms, landing and separate bathroom. Externally providing not only an ample front driveway with great parking and a detached garage but a well-manicured rear garden! Book your viewing now!

- Sought After Village Location
- Four Bedroom Detached Home
- Superbly Appointed & Well Presented
- Living Room, Dining Room & Conservatory
- Stunning Refitted Kitchen
- Garage & Driveway

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

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hellopenkrige@dourishandday.co.uk



First Floor Landing

An inviting entrance hall, having dado rail, laminate flooring, ceiling coving, door to understairs storage cupboard, turned staircase to first floor landing, double glazed door to side elevation & internal doors to;

Living Room 18' 2" x 11' 1" (5.54m x 3.38m)

Having a living flame gas fire set within a feature decorative surround, two radiators, ceiling coving & dado rail, two double glazed windows to the front elevation.

Dining Room 12' 0" x 9' 5" (3.65m x 2.87m)

With laminate flooring, ceiling coving, a radiator, internal door to kitchen, and double glazed sliding patio door to rear conservatory.

Conservatory 11' 1" x 9' 1" (3.38m x 2.76m)

Having laminated flooring, radiator, insulated roof with two skylights, ceiling spotlights, double glazed windows & French doors to rear garden.

Kitchen 11' 9" x 8' 4" (3.59m x 2.54m)

Fitted with a modern contemporary range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink unit with chrome mixer tap & tiled splashbacks, fitted oven/hob with stainless steel hood over, integrated washing machine & fridge/freezer. There is a wall mounted gas



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central heating boiler, tiled flooring, ceiling coving, ceiling spotlights, double glazed window to rear elevation & double glazed door to the side elevation.

Guest WC

Fitted with a modern white suite comprising of a low-level WC with enclosed cistern, and a wash hand basin set into top with chrome mixer tap over & storage beneath. There is tiled flooring & tiles walls, and a double glazed window to the side elevation.

First Floor Landing

A turned galleried landing with a loft access hatch, ceiling coving & dado rail, door to a storage cupboard, and a double glazed window to the side elevation.

Bedroom One 11' 7" x 9' 8" (3.53m x 2.94m)

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

Bedroom Two 11' 4" x 8' 6" (3.45m x 2.60m)

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

Bedroom Three 10' 11" x 9' 6" (3.33m x 2.90m)

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

Bedroom Four 12' 2" x 6' 7" (3.70m x 2.0m)

Having laminate flooring, ceiling coving, radiator, and a double glazed window to the rear elevation.

Bathroom 8' 5" x 6' 0" (2.57m x 1.84m)

Fitted with a modern contemporary styled white suite comprising of a panelled bath, low-level WC, wash hand basin with chrome mixer tap over, and a separate walk-in shower cubicle with screen. There are part-tiled walls, ceramic tiled flooring, ceiling spotlights, chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

The property is approached over an asphalt driveway providing ample off-street vehicle parking and access to the main entrance door & carport/garage.

Garage 21' 2" x 8' 3" (6.46m x 2.51m)

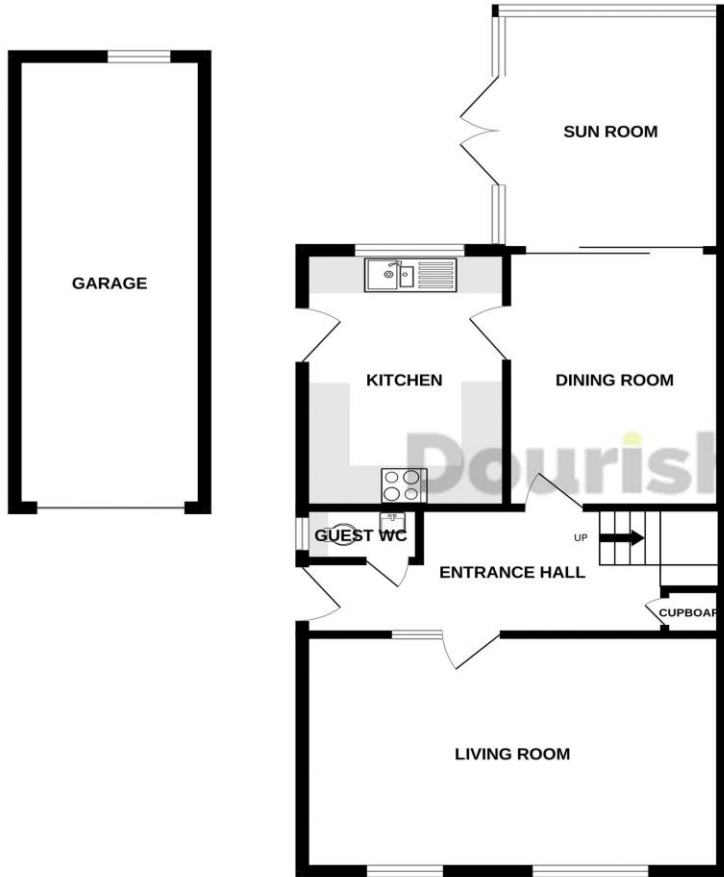
Having an up and over door to front, and double glazed window to rear elevation.

Outside Rear

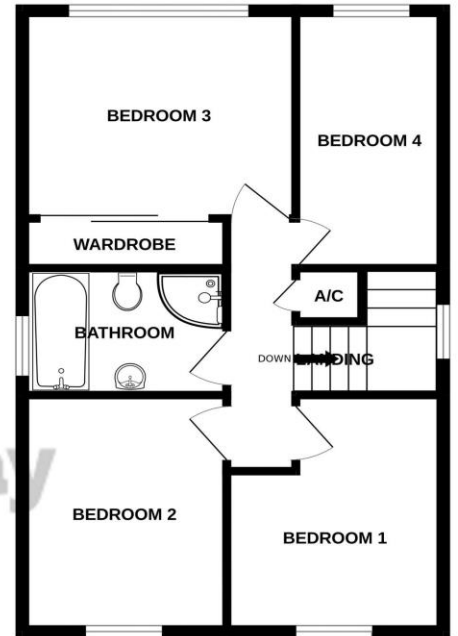
A well manicured, pleasant rear garden having a paved patio seating area with the majority being laid to lawn with raised flowerbeds, plants & shrubs in raised timber sleeper beds, a further shaped paved & gravelled patio seating area, and the garden is enclosed by panelled fencing.



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

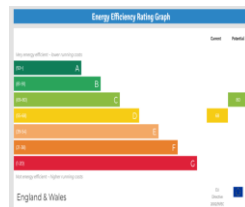


1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.9 sq.m.) approx.

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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