



£280,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: C

## Penkrige Stafford

Kentmere Close Penkrige  
Stafford Staffordshire

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***Situated in this sought after Cul-de-Sac making this ideal family home one you surely cannot miss!***

With deceptive accommodation this semi-detached house has a ground floor which consists of an entrance hall, living room, double kitchen that leads to the dining room which has french doors to the private rear garden, there's also a utility and additional playroom, also a guest WC. The first floor has a family bathroom and a bright landing servicing the three bedrooms. Externally is complimented by the low maintenance rear garden and a driveway which leads to the carport providing ample off road parking. The property is located within easy walking distance to very popular local schooling aswell as the village centre which provides an array of amenities ranging from shops, bakery, butchers, mini supermarkets, twice weekly market and main line to London Euston train station.

- Well-Presented Semi-Detached House
- Sought After Cul-De-Sac Location
- Popular Village With Great Amenities
- Three Bedrooms & Two Receptions
- Double Width Driveway & Carport
- Utility & Playroom

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 Hall

Inviting good sized entrance hall, with a door to useful storage cupboard, a radiator, door to WC, and further doors to the Kitchen and the Lounge. There is a double glazed composite door to front.

## Guest WC

With a low-level flush WC, sink unit with chrome taps, and vinyl flooring.

## Living Room 15' 4" x 11' 5" (4.68m x 3.48m)

With ceiling coving, a radiator, internal door to Dining Room, double glazed window to side, and double glazed bow window to front.

## Kitchen 15' 4" x 10' 9" (4.68m x 3.28m)

Being refitted with a range of base & eye-level units, fitted work surfaces incorporating a 1.5 bowl sink unit with a chrome mixer tap & tiled splashbacks, fitted oven & induction hob, integrated dishwasher, space for a fridge/freezer, laminate flooring, a radiator, door to storage cupboard, double glazed window to rear, internal door to Dining Room, and internal door to the Utility.



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## **Dining Room** 14' 1" x 7' 6" (4.28m x 2.29m)

With laminate flooring, a radiator, stairs to first floor, and double glazed French doors to rear.

## **Utility** 17' 2" x 6' 2" (5.23m x 1.87m)

With a range of base & eye-level units, fitted work surfaces incorporating a sink unit with chrome taps & tiled splashbacks, space(s) for appliance(s), door to storage cupboard, laminate flooring, a radiator, double glazed window & door to rear garden, and internal door to;

## **Playroom** 8' 5" x 7' 7" (2.56m x 2.32m)

Having a radiator, light & power.

## **First Floor Landing**

Bright & spacious first floor landing, with loft access hatch, door to storage cupboard, a radiator, double glazed window to side, and internal doors to;

## **Bedroom One** 11' 9" x 9' 1" (3.58m x 2.78m)

Having a recessed storage area, a radiator, and double glazed window to front elevation.

## **Bedroom Two** 10' 11" x 8' 8" (3.32m x 2.65m)

With a radiator, and double glazed window to rear elevation.

## **Bedroom Three** 8' 8" x 6' 1" (2.63m x 1.86m)

With a radiator, and double glazed window to front elevation.

## **Bathroom** 7' 7" x 6' 3" (2.31m x 1.90m)

A smart contemporary refitted bathroom comprising of a white suite with a panelled bath having a shower over & screen to side, pedestal wash hand basin with chrome mixer tap, low-level flush WC, chrome towel radiator, tiled walls, tiled floor, double glazed window to rear elevation.

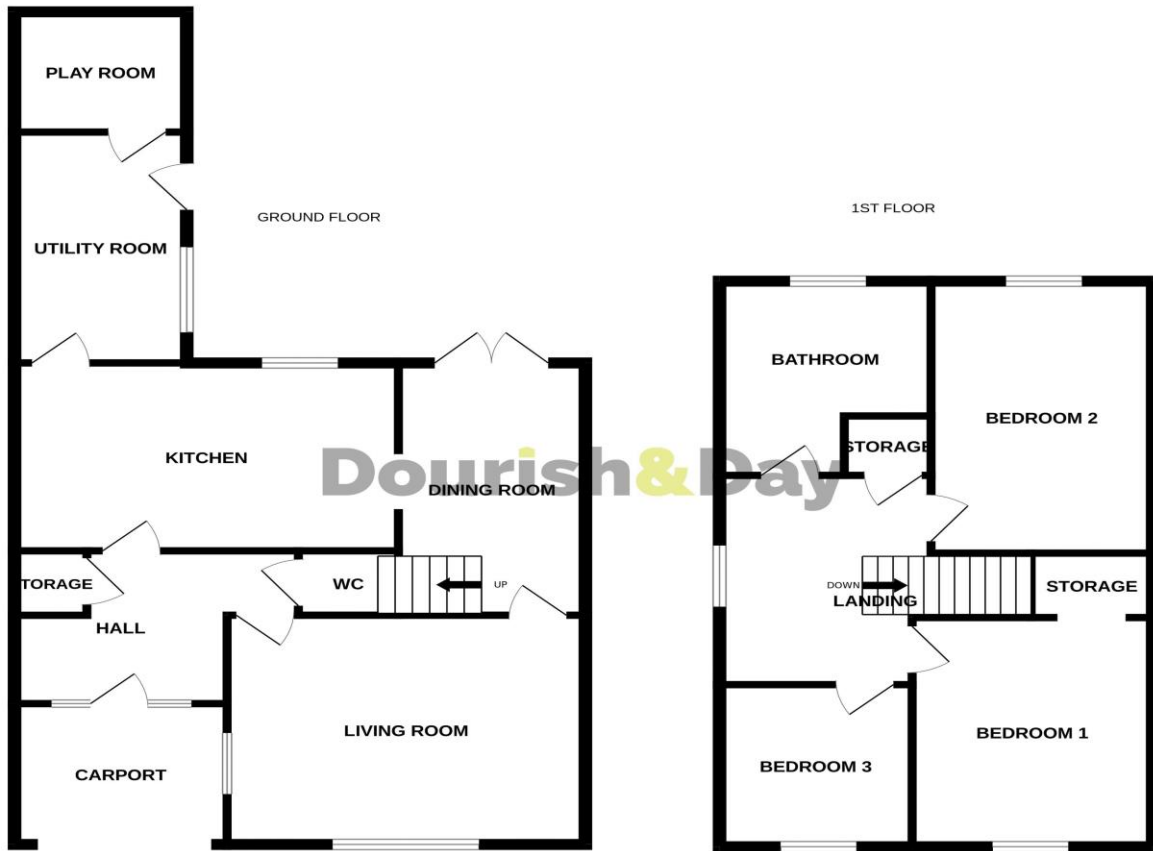
## **Outside Front**

There is a block paved double width driveway providing ample off-road parking, and access to the carport.

## **Outside Rear**

A private rear garden with a paved patio, a lawn area, and 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. Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

Very energy efficient - lower running costs  
Best energy efficient - higher running costs

England, Scotland & Wales



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