



£280,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

## Penkrige Stafford

Sycamore Way Penkrige  
Stafford Staffordshire



**WE'VE FOUND THE ONE FOR YOU! ... this stunning three bedroom home is sure to put a smile on your face as soon as you step inside. Being presented to an amazing standard throughout, this home is a credit to its current owner who added so many upgrades before and since moving which creates something special that we know you'll appreciate it as soon as you step inside!** This gorgeous home boasts impressive contemporary accommodation, also benefiting from off-street parking in the form of it's own driveway. There is also a fantastic, enclosed garden to the rear which complements this property very well! As you walk inside you will be welcomed into an entrance hallway which gives immediate access to the bright spacious ground floor lounge. Situated directly off the lounge is the well-equipped modern fitted kitchen/diner. Completing the ground floor accommodation is a utility area and a guest WC. The first floor of this home doesn't disappoint either with three well-proportioned bedrooms, with an ensuite to the master and family bathroom. This home really does tick all the boxes, so what are you waiting for? Call now to arrange a viewing!

- Impressive Modern Semi-Detached
- Lounge & Fitted Kitchen/Diner
- Utility Area & Guest WC
- Great Location Close to Penkrige Village
- Three Bedrooms & En-suite
- Driveway & Good Size Garden

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 hallway, having stairs off, rising to the First Floor Landing & accommodation, radiator, and internal door(s) off, providing access to;

### Living Room 16' 0" x 12' 4" (4.88m x 3.75m)

A spacious reception room, featuring a double glazed window with lead detail to the front elevation, radiator, door to a useful built-in cupboard, and further internal door leading through into the Kitchen & Dining area.

### Kitchen & Dining Area 12' 1" x 12' 0" (3.68m x 3.65m)

A stunning room featuring a modern contemporary styled range of fitted wall, base & drawer units with fitted work surfaces & matching splashback upstands over, incorporating an inset sink & drainer with a chrome mixer tap over. and a range of integrated/fitted appliances which include; fitted oven & hob with a stainless steel splashback rising to an extractor hood over, having space to accommodate a dining table & chairs in the dining area. There is a radiator, a double glazed window & French doors providing views and access out to the rear garden, and an open-plan arrangement leading through into the Utility Room.



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

[hellopenkridge@dourishandday.co.uk](mailto:hellopenkridge@dourishandday.co.uk)

## **Utility Room** 6' 4" x 3' 5" (1.94m x 1.04m)

Having a fitted work surface with space(s) for appliance(s) beneath, and a cupboard housing a gas central heating boiler. A further internal door leads through into the Guest WC.

## **Guest WC**

Fitted with a white suite comprising of a low-level WC, and a wall mounted wash hand basin with ceramic tiled splashback to the wall, and having a radiator.

## **First Floor Landing**

Having an access hatch to the loft space, and internal door(s) off, providing access to;

## **Bedroom One** 11' 2" x 9' 4" (3.41m x 2.84m)

A double bedroom, featuring fitted wardrobes, and having a double glazed window to the rear elevation, and a radiator. A further internal door leads through into the En-suite.

## **En-suite (Bedroom One)** 8' 0" x 4' 0" (2.45m x 1.21m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a floating wall mounted wash hand basin with chrome mixer tap, and a separate screened walk-in shower cubicle. There is ceramic splashback tiling to the walls, a radiator, and a double glazed window to the rear elevation.

## **Bedroom Two** 11' 9" x 9' 2" (3.59m x 2.80m)

A second double bedroom, having a double glazed window to the front elevation, and a radiator.

## **Bedroom Three** 6' 10" x 6' 8" (2.09m x 2.04m)

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

## **Family Bathroom** 7' 11" x 5' 7" (2.42m x 1.70m)

Fitted with a modern contemporary styled white suite comprising of a panelled bath with chrome mixer taps on the side, a contemporary wall mounted floating wash hand basin with chrome mixer tap, and a low-level WC. There is ceramic splashback tiling to the walls, a towel radiator, and a double glazed window to the side elevation.

## **Outside Front**

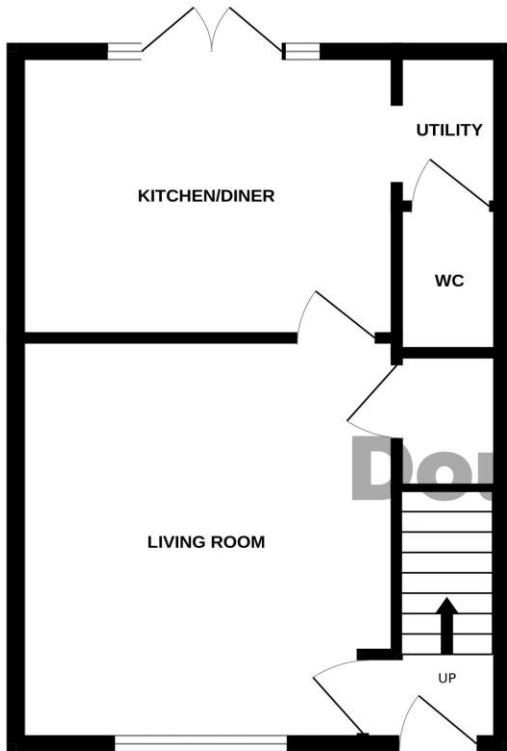
The property is approached over a tarmac double length driveway providing ample off-street parking. There is a small lawned garden area to the front with a paved pedestrian pathway providing access to the canopied front entrance door. To the side is a timber gate providing secure access to the rear garden.

## **Outside Rear**

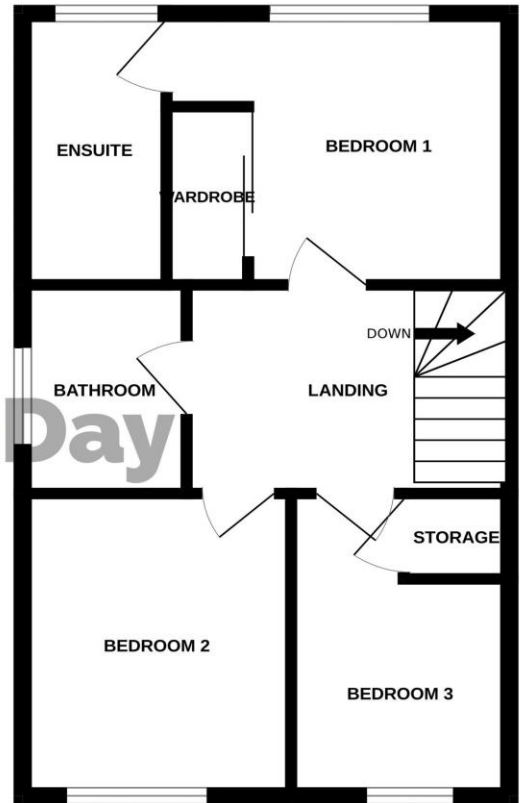
There is also a fantastic enclosed garden to the rear which compliments this property very well.



GROUND FLOOR



1ST FLOOR



Dourish&Day

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

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 ©2024



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

**4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA**

**01785 715555**

hellopenkridge@dourishandday.co.uk