



Offers Over £360,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Penkrige Stafford

Edwin Close Penkrige  
Stafford Staffordshire



***If you've been searching for the galaxy and beyond for the perfect ready to move into family home, then look no further! There's no need to borrow Dr EDWIN Hubble's telescope as we've found it for you!***

Located at the head of this delightful cul-de-sac in the ever popular and sought after village of Penkrige with space to the front providing ample off road parking for multiple vehicles. Penkrige offers an array of amenities ranging from a twice weekly market, abundance of popular schools within walking distance, village centre and train station providing mainline access to London Euston, along with great commuting access via the M6 & M54. This outstanding and exceptionally well presented detached has been improved greatly with a refitted kitchen, refitted utility & guest wc, a generous L-shaped lounge, private garden. In addition the first floor has four bedrooms and a bathroom along with an ensuite to the master.

- Superbly Appointed Detached Home
- Refitted Kitchen & Utility Room
- Refitted Bathroom & Guest WC
- Four Bedrooms, En-suite To Bedroom One
- Ample Parking & Garage/Store
- Sought After Village Location

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 Porch

Being accessed through a sliding patio door and having an internal double glazed door leading to:

### Entrance Hall

Having laminate floor, radiator, recessed downlights and stairs leading to the first floor accommodation.

### Lounge 17' 2" x 12' 0" (5.24m x 3.65m)

Having laminate floor, radiator, recessed downlights and double glazed walk-in bay window to the front elevation.

### Kitchen / Diner 15' 1" x 10' 7" (4.61m x 3.23m)

Having a range of contemporary units extending to base and eye level with fitted work surfaces with an inset sink unit with a chrome mixer tap. Range of integrated appliances including oven, hob, stainless steel splash back and cooker hood over, fridge and dishwasher. Space for dining table and chairs, coving, laminate floor, under stairs storage cupboard, double glazed window and double glazed French doors giving views and access to the rear garden.



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## Utility Room 8' 1" x 7' 5" (2.46m x 2.26m)

Having a range of base and eye level units and fitted work surfaces with inset sink unit and chrome mixer tap. Space for washing machine and fridge/freezer, tiled splashbacks, laminate floor, radiator, storage cupboard, double glazed window and door to the side elevation.

## Guest WC

Having a suite comprising of a vanity wash hand basin with chrome mixer tap and low level WC. Wall mounted gas central heating boiler, tiled floor, part tiled walls and double glazed window to the rear elevation.

## First Floor Landing

Having access to loft space and storage cupboard.

## Bedroom One 9' 5" x 7' 10" (2.86m x 2.40m)

Having a radiator and double glazed window to the front elevation. Sliding doors lead to the wardrobes and there is a concealed entrance leading to the ensuite. An open plan arch leads to:

## Dressing Room 9' 9" x 6' 6" (2.97m x 1.98m)

Having a useful storage cupboard and double glazed window to the front elevation.

## Ensuite Shower Room (Bedroom One)

Having a fitted suite which includes a shower cubicle with chrome shower attachments, vanity style wash hand basin with cupboard beneath and chrome mixer tap and low level WC. Aqua panelled walls and recessed downlights.

## Bedroom Two 13' 4" x 8' 5" (4.07m x 2.56m)

Having laminate floor, radiator and double glazed window to the front elevation.

## Bedroom Three 10' 10" x 8' 4" (3.30m x 2.54m)

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

## Bedroom Four 11' 1" x 7' 11" (3.37m x 2.41m)

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

## Family Bathroom

Having a fitted suite which includes a panelled bath with a fitted shower and screen, fitted work surface with circular bowl sink and low level WC. Tiled floor, tiled walls, recessed downlights, chrome towel radiator and double glazed window to the rear elevation.

## Outside - Front

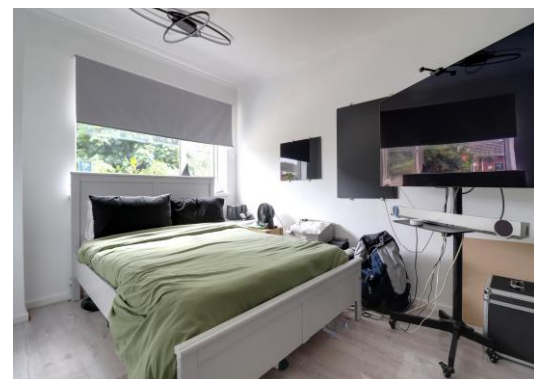
The driveway provides ample off road parking and leads to:

## Garage 18' 9" x 8' 2" (5.71m x 2.50m)

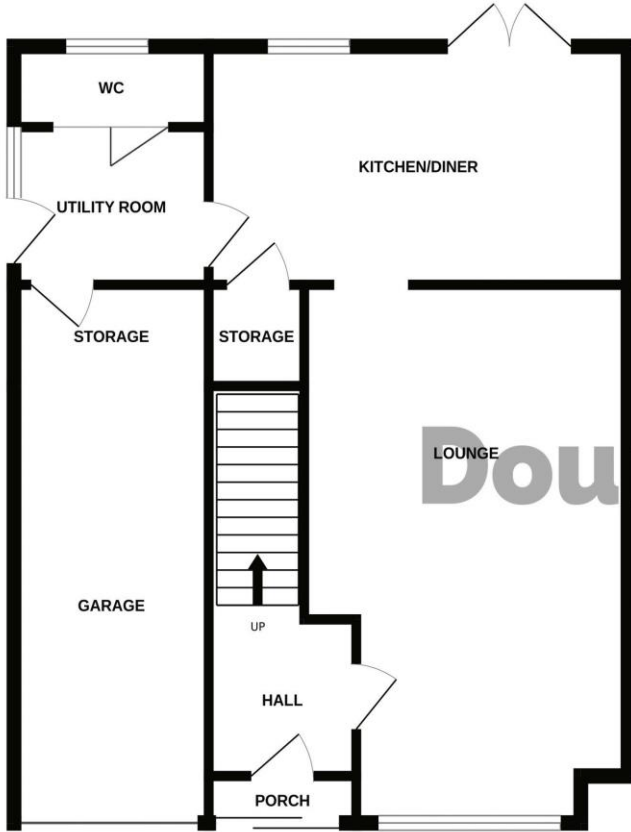
Having an up and over door the front.

## Outside - Rear

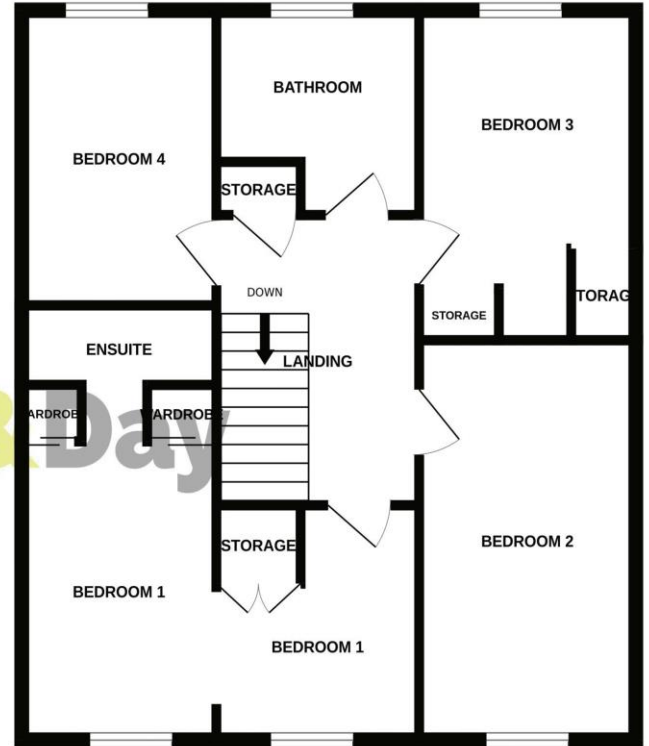
Having composite decking with a canopy over overlooking the remainder of the garden being mainly Astro turf with a variety of beds having plants and shrubs and being enclosed by panel fencing.



GROUND FLOOR



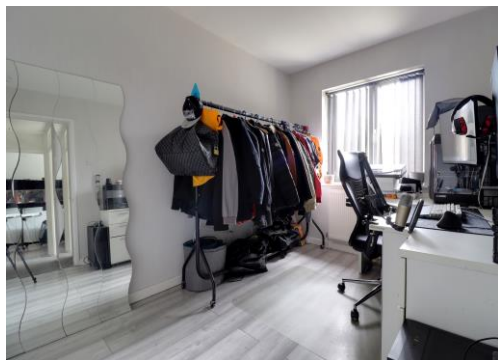
1ST FLOOR



Dourish & Day

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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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



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