



£450,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: D

Penkrige Stafford

Goods Station Lane Penkrige
Stafford Staffordshire



well...once again we've delivered the 'goods' at dourish & day! a stunning detached bungalow with two double bedrooms and an optional third, in a highly desirable location enjoying a superb corner plot.

this property really does offer plenty of space and comprises an entrance hall, generous inner hall, good size living room, contemporary stunning modern re-fitted breakfast kitchen and utility room, re-fitted luxury shower room and further ensuite w/c to master as well as the dressing room, optional sitting room/third bedroom, pleasant orangery. outside the frontage provides plenty of parking. whilst to the rear is an enclosed garden which is laid mainly to lawn. all of this, whilst sitting in the desirable town of penkrige which has very popular schooling, local weekly market, an array of shops and amenities including main line train access to London Euston. so, book your internal inspection today and prepare to be surprised at the amount of space on offer.

- Envious & Superb Corner Plot
- Well Presented & Improved Bungalow
- Two/Three Double Bedrooms & Refitted Shower
- Refitted Breakfast Kitchen & Utility
- Two Optional Sitting Rooms
- Vacant Possession No Upward Chain

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 double glazed entrance door and having a double glazed window, tiled floor and further double glazed door leading to:

Entrance Hall

Having a radiator and tiled floor.

Sitting Room / Further Bedroom 15' 4" x 9' 9" (4.68m x 2.97m)

Having a radiator, access to loft space and dual aspect having double glazed window to the front and two double glazed windows to the side elevation.

Breakfast Kitchen 16' 10" x 14' 6" (5.14m x 4.41m)

A stunning and spacious dual aspect refitted kitchen having a range of matching units extending to base and eye level with fitted granite work surfaces having an inset one and a half bowl sink unit with chrome mixer tap and matching upstands. Integrated oven, hob and cooker hood over with stainless steel splashback. Matching centre island which incorporates a breakfast bar area and room for a breakfast table and chairs. Range of integrated appliances including a dishwasher and fridge. Pull out larder cupboard, ceiling spotlights, tiled floor, double glazed window to the front elevation, two double glazed windows to the rear elevation.



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

Utility Room 14' 4" x 5' 3" (4.36m x 1.60m)

A smart, refitted utility room having a range of base and eye level units and fitted work surfaces with an inset sink unit with tiled splashbacks and chrome mixer tap. Space for a washing machine, tumble dryer and fridge/freezer. Wall mounted gas central heating boiler, tiled floor, radiator double glazed windows to the side and rear elevation.

Living Room 12' 9" x 12' 5" (3.88m x 3.78m)

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

Inner Hall

Having access to loft space, radiator, double glazed window and door leading to:

Orangery 10' 8" x 9' 4" (3.25m x 2.85m)

Having tiled floor, radiator, double glazed window and door to the side elevation and further double glazed French doors giving views and access to the rear garden.

Bedroom One 10' 10" x 10' 8" (3.30m x 3.25m)

Having a radiator, double glazed window to the side elevation. An open plan arch leads to:

Walk-in Dressing Room

Having wardrobes.

Ensuite WC

Having a low level WC, vanity wash basin with cupboard beneath and chrome mixer tap. Tiled splashbacks, radiator, ceiling spot lights and extractor fan.

Bedroom Two 12' 8" x 11' 0" (3.85m x 3.35m)

Having a radiator and double glazed window to the side elevation.

Refitted Shower Room 7' 4" x 5' 5" (2.23m x 1.66m)

Being refitted and having a tiled wet room style shower area with chrome fittings, pedestal wash basin with chrome taps and low level WC. Wall mounted mirrored cabinet, radiator, tiled floor, ceiling spotlights, extractor fan and double glazed window to the side elevation.

Outside - Front

The bungalow has an attractive approach with a tarmac drive providing an off-road parking and turning area. The remainder of the garden is mainly laid to lawn with a variety of beds having plants and shrubs.

Outside - Rear

Having a block paved patio seating area overlooking the remainder of the garden which is mainly laid to lawn with a variety of beds having plants and shrubs and the garden is enclosed by panel fencing and hedging.

Agents Note

Note: The property is offered for sale subject to the grant of probate.



Floor Plan Awaited

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			



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