



Offers Over £450,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **D**

Penkrige Stafford

Kingfisher Walk Penkrige
Stafford Staffordshire



Opportunities like this are as elusive as the Kingfisher itself! You blink and in a flash it's gone. So, if you're fishing for that perfect catch then you'll have to be quick as to avoid disappointment. Located in one of Penkrige's most sought after Cul De Sac's, within walking distance of the village centre with its twice weekly famous market, shops, bakeries, butchers and more, you'll have everything you'd need on the door step.

Enjoying an enviable end plot, this superb, detached bungalow has two bedrooms and a smart refitted bathroom off the inner hallway, while the inviting main entrance hall leads to the spacious living room, dining room, conservatory, breakfast kitchen, study/home office with a guest W/c off. Externally, there is a driveway providing ample off road parking leading to the detached large garage and rear access to the delightful and private rear garden.

- Exceptionally Rare Opportunity
- Sought After Cul-De-Sac In Penkrige
- Two Bedroom Detached Bungalow
- Spacious & Well Appointed Throughout
- Detached Garage & Envious Plot
- No Onward 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



Agents Note

Note: We understand that probate has been granted.

Entrance Hallway

A bright & inviting entrance, with vinyl flooring, radiator, two double glazed windows to front, double glazed door to front elevation, and internal door to;

Living Room 17' 2" x 13' 3" (5.22m x 4.04m)

A spacious & bright living room, with an inset electric fire set within a feature decorative surround, ceiling coving, a radiator, feature timber arched frame with internal French doors to Dining Room, internal door to Inner Hallway.

Dining Room 9' 11" x 8' 8" (3.03m x 2.64m)

A rear facing dining room, with a radiator, internal door to Kitchen, double glazed sliding patio door to the Conservatory.

Conservatory 9' 8" x 9' 2" (2.95m x 2.80m)

Overlooking the pleasant well manicured rear garden, with tiled flooring, double glazed windows & double glazed French doors to patio.



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Kitchen 14' 3" x 13' 1" (4.34m x 4.0m) (maximum)

A smart kitchen with a range of fitted wall, base & drawer units with work surfaces over incorporating a sink unit with a chrome mixer tap, fitted oven & hob, integrated microwave, integrated dishwasher, integrated fridge & freezer, space for a breakfast table & chairs, tiled flooring, radiator, double glazed window to rear, double glazed door to rear patio, and internal door to Study.



Study 7' 9" x 7' 2" (2.36m x 2.19m)

With a door to an airing cupboard housing a gas central heating boiler, a door to Guest WC, a radiator, double glazed window to side, and feature arched window to Entrance Hallway.

Guest WC

Having a vanity wash hand basin with a cupboard beneath, and a WC.

Inner Hallway

With loft access hatch, and internal doors to;

Bedroom One 12' 4" x 11' 5" (3.77m x 3.47m)

With ceiling coving, radiator, and double glazed window to rear elevation.



Bedroom Two 11' 6" x 8' 7" (3.50m x 2.62m)

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

Bathroom. 7' 11" x 7' 7" (2.41m x 2.32m)

A smart refitted bathroom, comprising of a panelled bath, a separate walk-in tiled shower cubicle, vanity wash hand basin with a cupboard beneath, a low-level flush WC with a concealed cistern, ceiling spotlights, ceiling coving, vinyl flooring, chrome towel radiator, and double glazed window to side elevation.

Outside Front

Situated on an enviable plot, positioned at the head of the Cul-de-sac approached over a imprinted concrete driveway providing off-road parking, side access gates to the rear garden, paved pathway, lawn & hedging and access to Garage.



Garage 18' 6" x 16' 9" (5.65m x 5.10m)

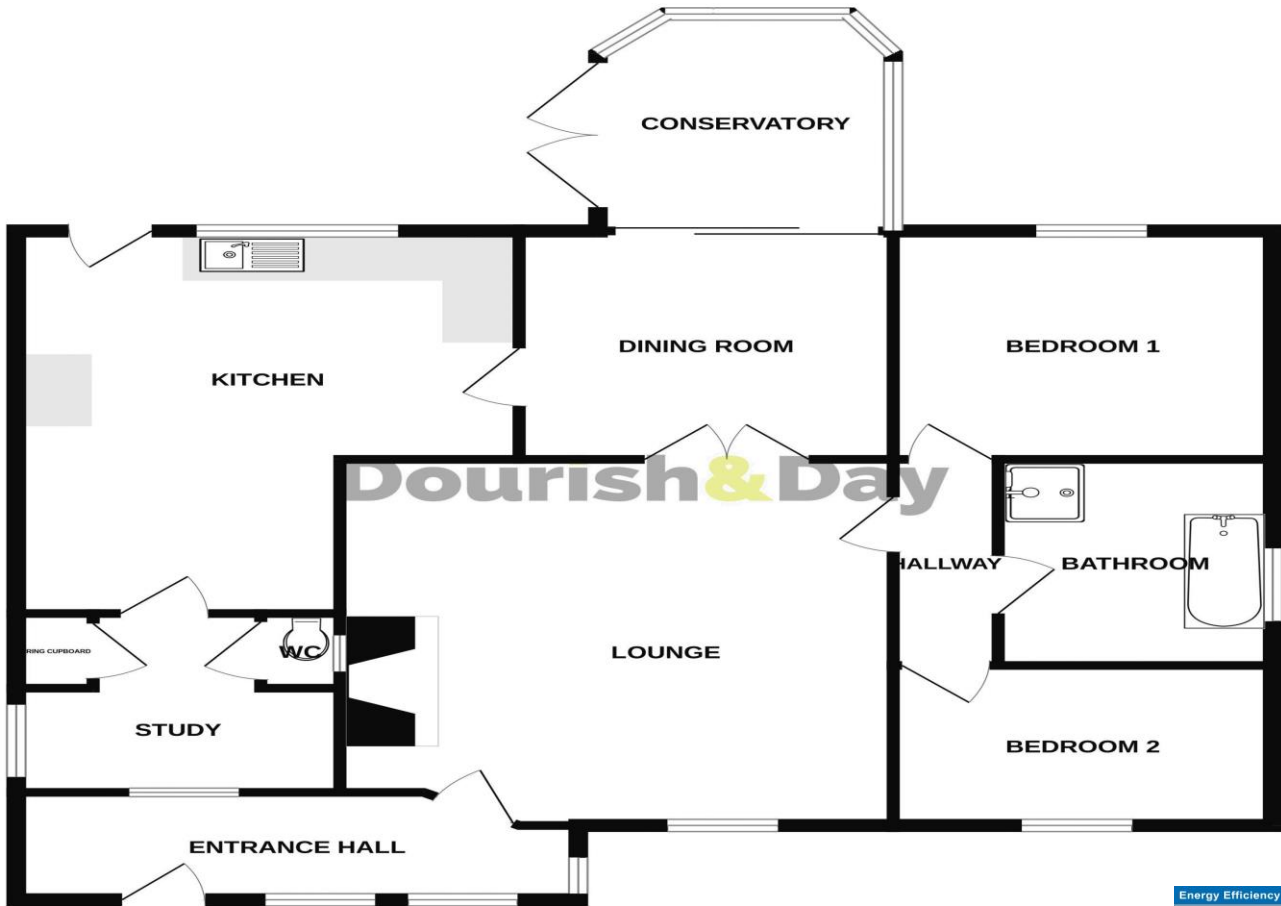
A spacious detached garage, with electric roller door to front with a double glazed window & door to side garden.

Outside Rear

Accessed via a gate to the side of the property with a lawned garden also to the side, leading to a private & enclosed rear garden featuring a well manicured lawned garden, a generous paved patio, and enclosed by hedging & shrubs.



GROUND FLOOR



| 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

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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