



£335,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

Wheaton Aston Stafford

Primrose Close Wheaton Aston
Stafford Staffordshire



You'll be blossoming with joy at Primrose Close! Set in this delightful cul-de-sac overlooking a green area and having a private rear garden, this superb home has been greatly improved and is presented to an excellent standard inside & out.

Having a versatile ground floor layout with an entrance porch, study area, living room and open plan diner, refitted kitchen, guest WC, utility store, family room/study. Three bedrooms and a generous refitted family bathroom accessed via a superb gallery landing. Located within the sought after and popular village of Wheaton Aston with great amenities and superb commuting links.

- Superbly Appointed Detached Home
- Three Bedrooms & Stunning Bathroom
- Stunning Kitchen & A Utility Store
- Generous Lounge Diner & A Study
- Private Rear Garden & Overlooking A Green
- Sought After Village Location

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Porch

An inviting & pleasant entrance porch accessed through a double glazed entrance door to the front elevation, having a door to a useful storage area, and further internal door leading into the Study Area.

Study Area 10' 7" x 8' 1" (3.23m x 2.47m)

Having a double glazed window to the front elevation, feature ceiling coving, a radiator and open-plan leading into the Lounge & Dining Area.

Lounge & Dining Area 22' 5" x 11' 4" (6.83m x 3.45m) (maximum width measurement)

A spacious & bright reception room featuring an inset living flame gas fire set within an Adams style surround, feature ceiling coving, two central ceiling roses, a radiator, an internal door leading into the Inner Hallway, double glazed French doors providing views and opening out to the rear garden, and open-plan leading into the Kitchen.

Kitchen 10' 11" x 7' 0" (3.34m x 2.14m)

A stunning modern recently fitted kitchen, which features a matching range of contemporary styled high gloss wall, base & drawer units with fitted contrasting granite work surfaces over to two sides incorporating an inset stainless steel 1.5 bowl sink with chrome mixer tap over, and a range of integrated/fitted appliances which include; double electric oven/grill with a 4-ring gas hob & stainless steel contemporary pull-out extractor canopy above, an integrated dishwasher, and recessed space to accommodate a freestanding American



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style fridge/freezer. There is discreet under-cupboard lighting, inset ceiling spotlighting, bevelled edge ceramic splashback tiling, wood effect vinyl flooring, a double glazed window to the rear elevation, and a double glazed stable style door to the side elevation.

Inner Hallway

Having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, a radiator, and internal doors off, providing access to;

Guest WC

Fitted with a modern white suite comprising of a low-level WC, and a vanity style wash hand basin with chrome mixer tap above, and storage cupboard beneath. There is ceramic tiled flooring, half-ceramic tiled walls, inset ceiling spotlighting, radiator, and a double glazed window to the side elevation.

Utility Store 4' 11" x 4' 3" (1.5m x 1.30m)

Having space for a washing machine & tumble dryer, and a double glazed window to the side elevation. The utility also houses a wall mounted gas central heating boiler.

Family Room 11' 4" x 8' 0" (3.45m x 2.43m)

A good sized and versatile room, having a radiator, an access hatch to the loft space, and a double glazed window to the front elevation.

First Floor Galleried Landing

A spacious landing having a double glazed window to the side elevation, an access hatch to the loft space, and internal doors off, providing access to;

Bedroom One 12' 7" x 10' 6" (3.84m x 3.20m)

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

Bedroom Two 10' 8" x 10' 1" (3.24m x 3.07m)

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

Bedroom Three 9' 7" x 8' 8" (2.93m x 2.65m)

Having fitted bedroom furniture, a radiator, and a double glazed window to the front elevation.

Bathroom 9' 7" x 7' 2" (2.93m x 2.18m)

A stunning & spacious bathroom fitted with a modern contemporary styled white suite comprising of a corner panelled bath with chrome mixer-fill tap over, a corner screened & fully tiled shower cubicle housing a mains-fed mixer shower, a pedestal wash hand basin set into top with storage cupboards beneath, and a low-level WC with concealed cistern. There is Karndean tiled effect flooring, half-ceramic tiled walls, inset ceiling spotlighting, a towel radiator, and a double glazed window to the rear elevation.

Outside Front

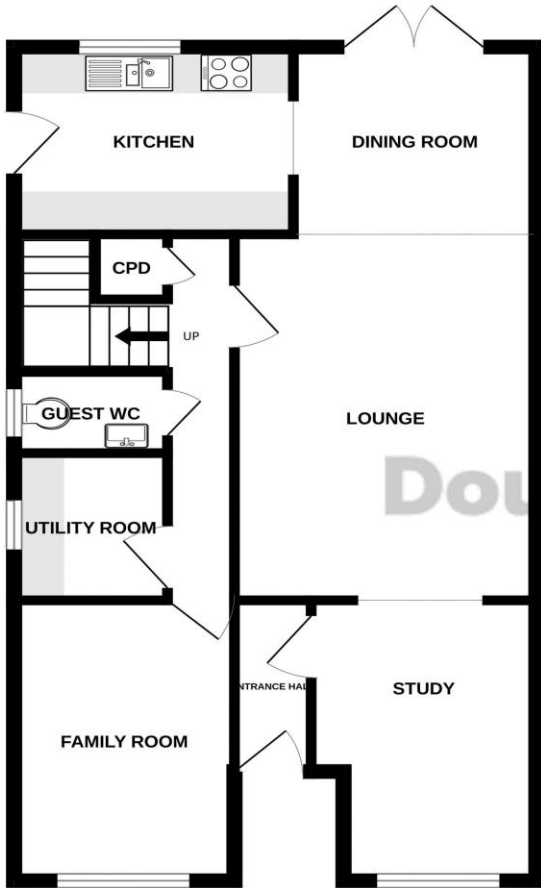
The property overlooks the nearby green, and is approached over a double width imprinted concrete driveway providing ample off-road parking and access to the front entrance porch.

Outside Rear

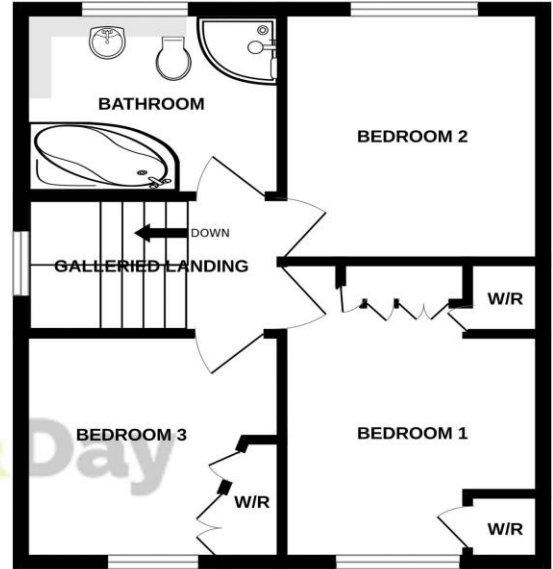
A private & enclosed rear garden being laid mainly to lawn with a variety of established flowerbeds, plants & shrubs to the surrounds, space for a garden shed, a creteprint block paved effect patio seating/outdoor entertaining area, access gate to the side, and is enclosed by panelled fencing & brick walling.



GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 sq.m.) approx.

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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