



£380,000

KEY TENURE: Freehold

≡ EPC RATING: B

£ COUNCIL TAX BAND: E

Stafford

Pasture Lane
Stafford Staffordshire



Fancy moving onto greener pastures? A modern, spacious four, double bedroom detached home, situated in a very well regarded location, having great access to excellent nearby schooling, Stafford Town Centre and commuter links onto A34 and M6 J14.

Internally this fantastic family home comprises of an entrance hallway, good sized living room, spacious open plan family dining kitchen with French doors, utility room and guest W.C, To the first floor there are four double bedrooms, two En-suite shower rooms and a family bathroom. Externally the property sits on a pleasant plot and is approached via a double width drive leading to a single garage and side access leads to a good sized landscaped rear garden.

- Modern 4 Double Bedroom Detached Property
- Two En-Suite Shower Rooms & Family Bathroom
- Living Room & Spacious Open Plan Dining Kitchen
- Garage, Utility Room & Guest W.C
- Desirable & Convenient Location
- Close To Commuter Links & Schooling

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Canopied Porch

Accessed via an Indian stone paved pathway, double glazed entrance door to;

Entrance Hallway

With luxury vinyl flooring, a radiator, door to storage cupboard, stairs to first floor.

Guest WC

Contemporary smart guest WC, with a low-level WC, pedestal wash hand basin with chrome mixer tap & tiled splashbacks, vinyl flooring, and a extractor fan & radiator.

Living Room 19' 7" x 11' 3" (5.98m x 3.42m) (into bay)

With two radiators, spacious cosy living room with a feature walk-in bay window to the front elevation.

Kitchen & Dining Area 20' 9" x 12' 9" (6.33m x 3.89m) maximum width

Being of a spacious & generous size, fitted with a modern contemporary range of wall, base & drawer units with fitted work surfaces incorporating a 1.5 bowl sink unit & chrome mixer tap, upstand splashbacks, fitted double oven, 4-ring gas hob with a stainless steel splashback, integrated dishwasher & fridge/freezer, luxury vinyl flooring, space for dining table & chairs, two radiators, double glazed window to rear, double glazed French doors with integrated blinds to rear garden.



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Utility Room 10' 10" x 5' 8" (3.31m x 1.72m)

Contemporary matching kitchen with fitted wall & base units with fitted work surfaces incorporating a sink unit with a chrome mixer tap & upstand splashbacks, space for a washing machine, extractor fan, luxury flooring, a radiator, and double glazed door to rear garden.

First Floor Landing

A spacious landing with door to airing cupboard, loft access hatch with a drop-down ladder & radiator.

Bedroom One 15' 3" x 11' 0" (4.65m x 3.36m) excluding wardrobes

With a range of fitted bedroom furniture including wardrobes with mirrored doors, a radiator, two double glazed windows to front & door to;



En-suite (Bedroom One) 6' 7" x 5' 10" (2.01m x 1.77m)

Contemporary En-suite with a tiled walk-in shower cubicle & screen with chrome fittings, pedestal wash hand basin with a chrome mixer tap, low-level flush WC, part-tiled walls, a radiator, vinyl flooring, an extractor fan, and double glazed window to side elevation.

Bedroom Two 12' 5" x 11' 7" (3.79m x 3.53m)

With a radiator, and two double glazed windows to front, and internal door to;

En-suite (Bedroom Two) 7' 4" x 4' 6" (2.23m x 1.38m)

Contemporary smart En-suite with a tiled shower & screen with chrome fittings, pedestal wash hand basin with a chrome mixer tap, a low-level flush WC, part-tiled walls, a radiator, vinyl flooring, an extractor fan, and double glazed window to side elevation.



Bedroom Three 10' 8" x 10' 7" (3.26m x 3.23m)

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

Bedroom Four 10' 8" x 9' 2" (3.25m x 2.79m)

With a radiator & double glazed window to rear elevation.

Bathroom 10' 8" x 6' 4" (3.24m x 1.93m) maximum length

Smart contemporary bathroom comprising of a white suite, with a panelled bath & chrome taps, pedestal wash hand basin with chrome mixer taps, low-level flush WC, vinyl flooring, part-tiled walls, an extractor fan, radiator, and double glazed window to rear elevation.



Outside Front

Situated on a pleasant plot with a shaped lawn area with flowerbeds, plants & shrubs, a tarmac double width driveway providing ample off-road parking, and giving access to the Garage. A decorative Indian stone paved pathway leading to a side timber access gate.

Garage 16' 5" x 7' 11" (5.01m x 2.41m)

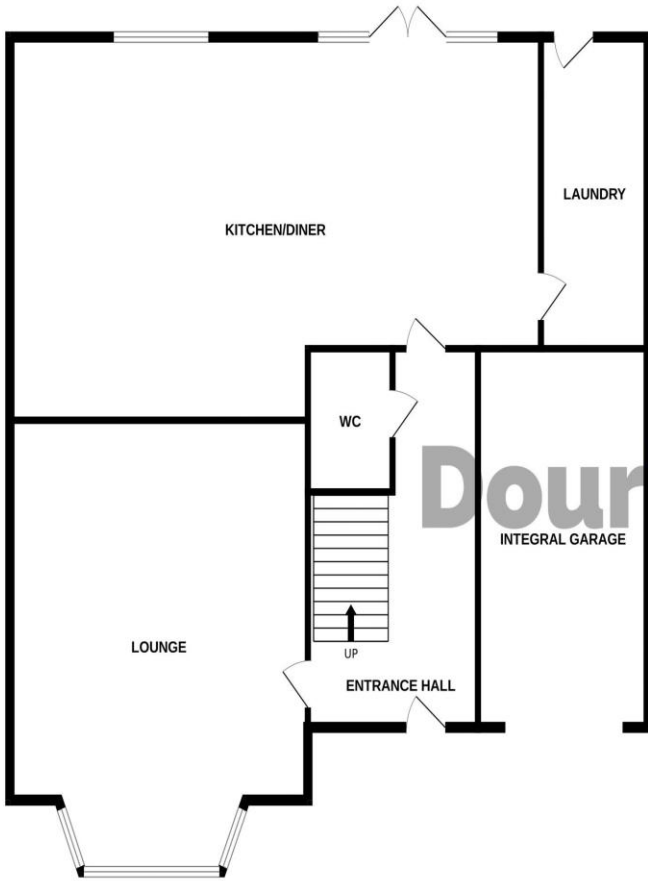
Having up and over door to front, and wall mounted gas central heating boiler.

Outside Rear

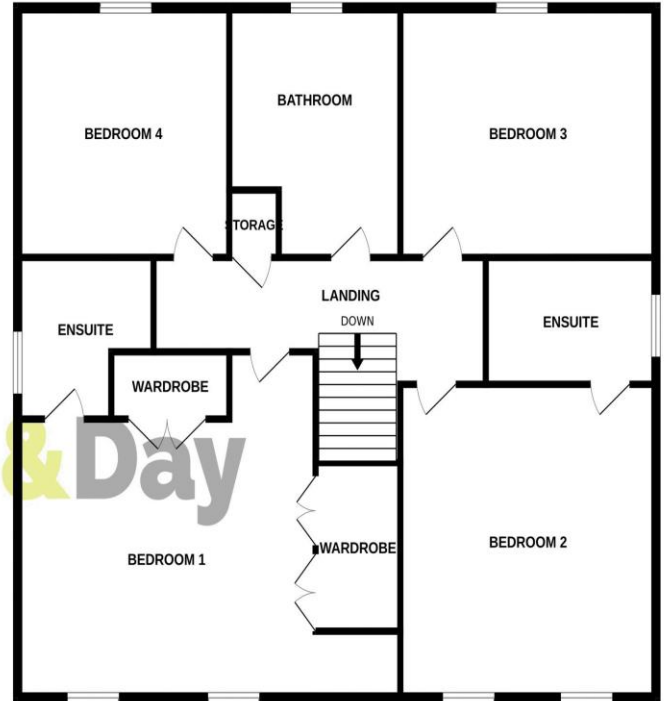
Landscaped pleasant rear garden with a decorative Indian stone paved pathway & patio, shaped lawn area, timber sleepers, raised timber decking patio area, outside water tap, and panelled fencing to the surrounds.



GROUND FLOOR



1ST FLOOR



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
Energy efficient - Great rating (82+)			93
A	(81-81)		
B	(79-80)		
C	(75-78)		
D	(72-74)		
E	(69-71)		
F	(65-68)		
G	(61-64)		
Not energy efficient - Higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epra.co.uk	



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