





Ground Floor

Entrance Hallway

Entrance is via the modern composite, double glazed door into the hallway with laminate flooring, a ceiling light point, stairs to the landing and doors leading to the lounge area and another to the snug area.

Breakfast Kitchen, Dining Area & Lounge Area 25' 1" x 24' 3" (7.64m x 7.39m)

The bright and airy open plan living benefits from double glazed, uPVC windows to the front and uPVC double glazed bifold doors leading out to the garden, two ceiling light points, spotlights, and radiators in both lounge and dining areas as well as a vertical radiator to the kitchen. The marbled tile styled flooring to the kitchen and dining areas is complemented by limed oak effect laminate to the lounge area. The beautiful white fitted kitchen comprises ample wall, base and drawer units, luxury laminate work surfaces, tiled wall areas, a one and a half bowl sink/drainers with mixer tap, electric double oven, electric hob and integrated cooker hood, integrated dishwasher and integrated fridge/freezer. A large island separates the kitchen and dining areas, an internal door leads to the utility room/pantry.

Snug Area

Leading off of the kitchen, this cosy snug area has a double glazed, uPVC window to the front aspect, dressed with vertical blinds. Heating is via a vertical radiator and lighting is via spotlights. The flooring is a limed oak effect laminate.

Utility Room & Pantry Area

The utility room/pantry area has tiled floors to match the kitchen, tiled splashbacks, wall and base cupboards with laminate worksurfaces, spotlights and a vertical radiator. There is a rear facing double glazed uPVC window and door and an extractor fan. Plumbing is in place for a washing machine and there is space for a tumble drier. Internal doors lead to the WC and garage.

Downstairs WC

With WC, a wash hand basin with mixer taps, spotlights, a radiator, and tiled flooring.



First Floor

Landing

Having a ceiling light point, carpeted flooring, loft access and doors leading to five bedrooms, an airing cupboard and a family bathroom.

Bedroom One 12' 8" x 11' 10" (3.86m x 3.60m)

Having two uPVC double glazed windows to the front aspect, dressed with vertical blinds, ceiling spotlights, a radiator, built in wardrobes and carpet flooring. An internal door leads to the en-suite bathroom.

En-suite WC

Having ceiling spotlights, a radiator, laminate flooring, a WC and a wash hand basin with mixer taps.

Bedroom Two 10' 5" x 6' 9" (3.17m x 2.06m)

Having a uPVC double glazed window with vertical blinds to the front aspect, ceiling spotlights, a radiator, carpet flooring and built-in wardrobes.

Bedroom Three 8' 11" x 8' 11" (2.72m x 2.72m)

Having a uPVC double glazed window to the rear aspect, ceiling spotlights, a radiator and carpet flooring.

Bedroom Four 8' 10" x 7' 1" (2.69m x 2.16m)

Having a uPVC double glazed window to the rear aspect, ceiling light point, a radiator and carpeted floor.

Bedroom Five 6' 0" x 6' 11" (1.83m x 2.11m)

Having a rear facing double glazed uPVC window with vertical blinds, spotlights, a radiator and carpet flooring.

Family Bathroom

Having a rear facing uPVC obscure double glazed window, spotlights, a chrome towel radiator, WC and wash hand basin with mixer taps, fully tiled walls and flooring, extractor fan, bath with mixer taps and a thermostatic shower.

Outside

Garage 15' 5" x 8' 10" (4.70m x 2.69m)

The integral garage has an internal door leading from the utility room and an up and over door to the front aspect. With power and lighting supplies.

Rear Garden

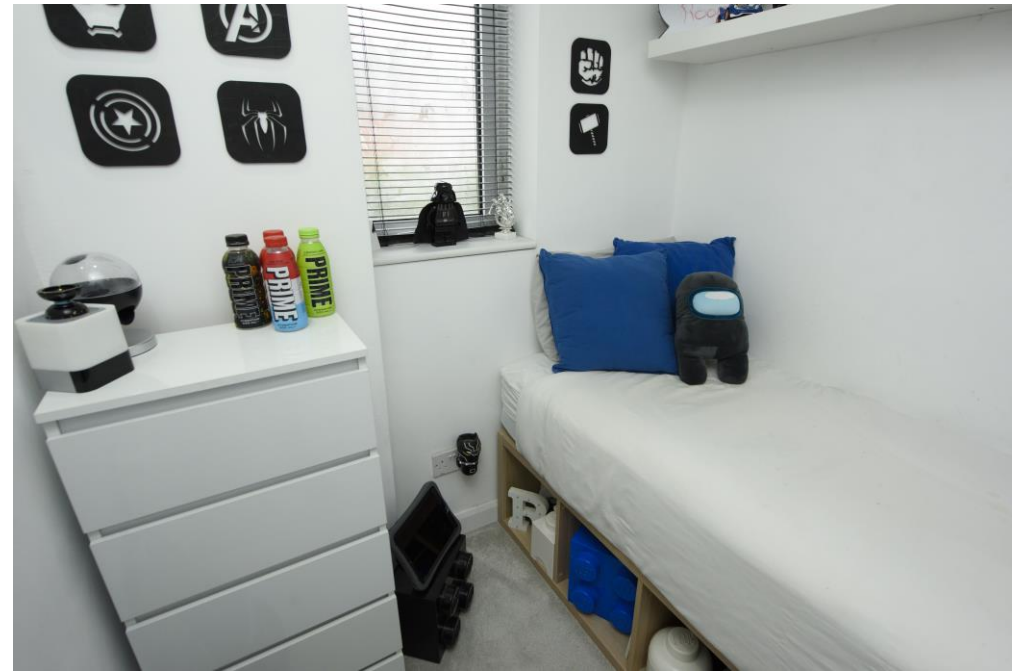
The rear garden, bordered by walls, hedge and fencing, is spacious and mature with a modern decking area leading from the house up decked steps to a neat lawn and further patio/seating area. Mature trees give shelter and there is outside lighting.

Front Garden

With a single driveway and gravel area giving access to the garage, and a raised bedding area.



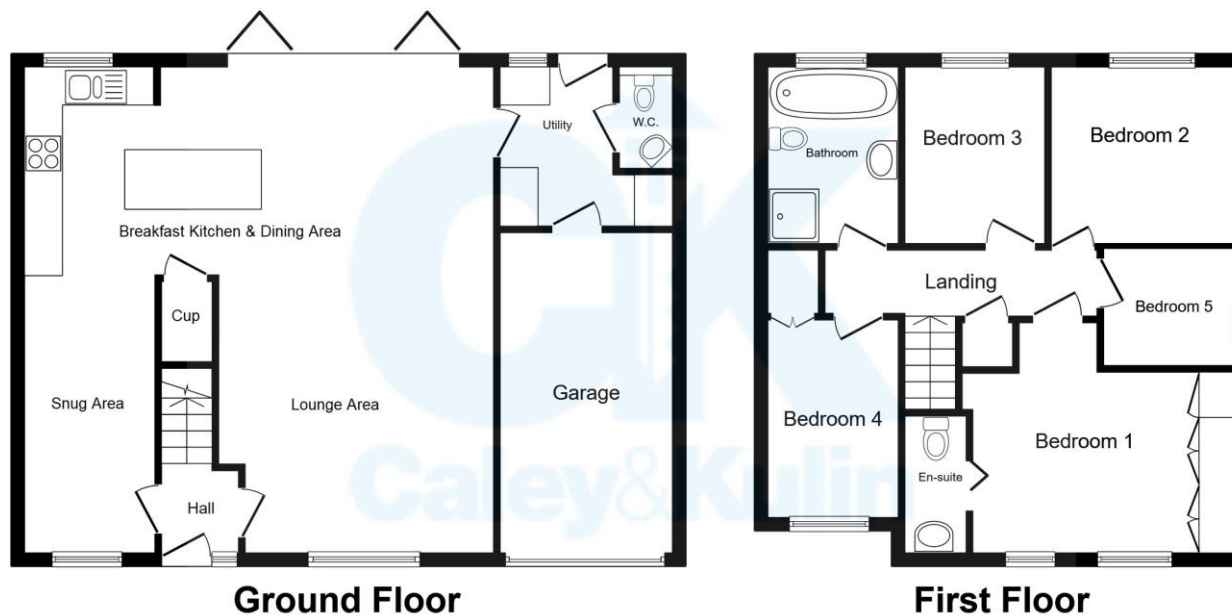








* An immaculately presented, heavily extended five bedroom detached property located in a very desirable area *



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

To view this property please contact Caley & Kulin on:

Cannock: 01543 396880 **Stafford:** 01785 559880

Wolverhampton: 01902 953923

E-mail: info@candk.co.uk

EPC Rating: D

Tenure: Freehold

Council Tax Band: C

Version: CK1692/001

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5EW

[View this property online candk.co.uk](http://www.candk.co.uk)



Find us on facebook

facebook.com/candk.co.uk



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

See all our properties at www.candk.co.uk | www.rightmove.co.uk

