



£280,000



TENURE: Freehold



EPC RATING: C



COUNCIL TAX BAND: C

Penkridge Stafford

Kentmere Close Penkridge
Stafford Staffordshire



3



1



2

This delightful semi-detached family home, situated in a highly sought-after cul-de-sac, offers deceptively spacious accommodation perfect for modern family living.

The ground floor boasts an inviting entrance hall, a comfortable living room, and a well-appointed double kitchen leading to a dining room with French doors opening to a private rear garden. Additional features include a utility room, an office, and a convenient downstairs guest W/C. Upstairs, the bright landing gives access to a family bathroom and three generously sized bedrooms. Externally, the property is enhanced by a low-maintenance rear garden and a driveway leading to a carport, offering ample off-road parking. The location is ideal, within easy walking distance to highly regarded local schools and the village centre. The village provides a variety of amenities, including shops, a bakery, a butcher, mini supermarkets, and a mainline train station with direct services to London Euston.

- Well-Presented Semi-Detached House
- Sought After Cul-De-Sac Location
- Popular Village With Great Amenities
- Three Bedrooms & Two Receptions
- Double Width Driveway & Carport
- Utility & Office

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hall

Inviting good sized entrance hall, with a door to useful storage cupboard, a radiator, door to WC, and further doors to the Kitchen and the Lounge. There is a double glazed composite door to front.

Guest WC

With a low-level flush WC, sink unit with chrome taps, and vinyl flooring.

Living Room 15' 4" x 11' 5" (4.68m x 3.48m)

With ceiling coving, a radiator, internal door to Dining Room, double glazed window to side, and double glazed bow window to front.

Kitchen 15' 4" x 10' 9" (4.68m x 3.28m)

Being fitted with a range of base & eye-level units, fitted work surfaces incorporating a 1.5 bowl sink unit with a chrome mixer tap & tiled splashbacks, a newly fitted oven & induction hob, integrated dishwasher, space for a fridge/freezer, laminate flooring, a radiator, door to storage cupboard, double glazed window to rear, internal door to Dining Room, and internal door to the Utility.



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Dining Room 14' 1" x 7' 6" (4.28m x 2.29m)

With laminate flooring, a radiator, stairs to first floor, and double glazed French doors to rear.

Utility 17' 2" x 6' 2" (5.23m x 1.87m)

With a range of base & eye-level units, fitted work surfaces incorporating a sink unit with chrome taps & tiled splashbacks, space(s) for appliance(s) with an external drier vent, door to storage cupboard, laminate flooring, a radiator, double glazed window & door to rear garden, and internal door to;

Office 8' 5" x 7' 7" (2.56m x 2.32m)

Having a radiator, light & power.

First Floor Landing

Bright & spacious first floor landing, with loft access hatch, door to storage cupboard, a radiator, double glazed window to side, and internal doors to;

Bedroom One 11' 9" x 9' 1" (3.58m x 2.78m)

Having a recessed storage area, a radiator, and double glazed window to front elevation.

Bedroom Two 10' 11" x 8' 8" (3.32m x 2.65m)

With a radiator, and double glazed window to rear elevation.

Bedroom Three 8' 8" x 6' 2" (2.63m x 1.87m)

With a radiator, and double glazed window to front elevation.

Bathroom 7' 7" x 6' 3" (2.31m x 1.9m)

A smart contemporary refitted bathroom comprising of a white suite with a panelled bath having a shower over & screen to side with a rainfall shower head, pedestal wash hand basin with chrome mixer tap, low-level flush WC, chrome towel radiator, tiled walls, tiled floor, double glazed window to rear elevation.

Outside Front

There is a block paved double width driveway providing ample off-road parking, and access to the carport.

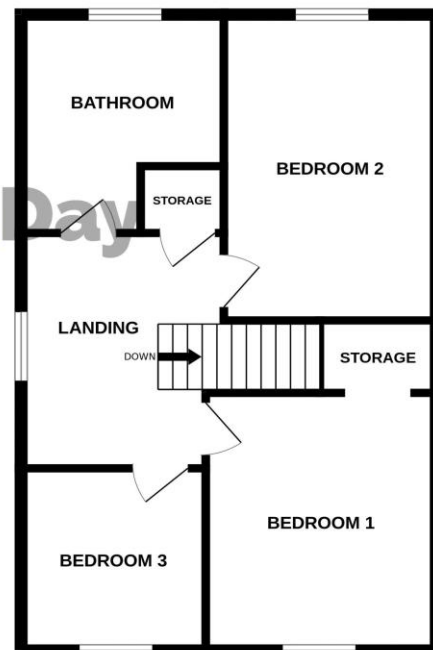
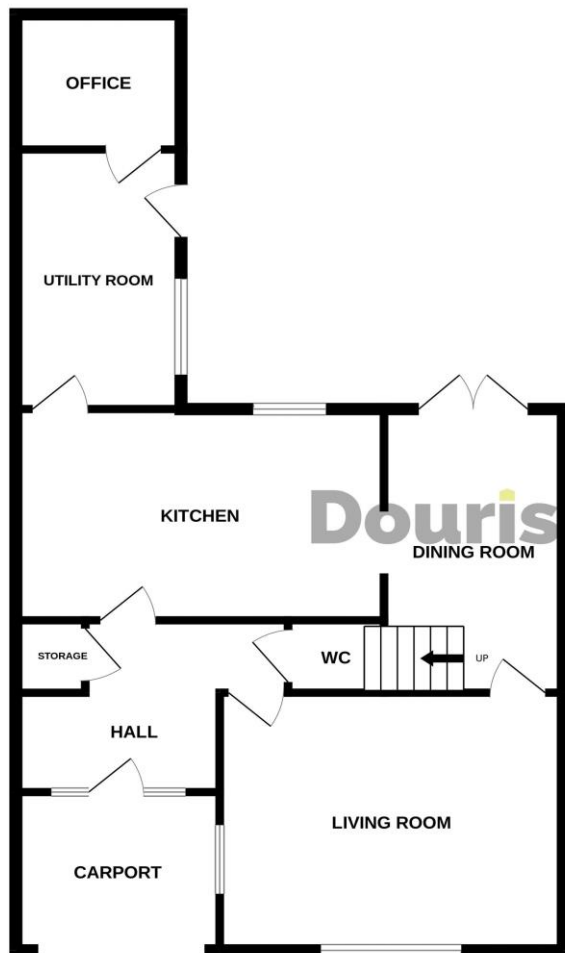
Outside Rear

A private rear garden with a paved patio, a lawn area, and enclosed by panelled fencing.



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
Very energy efficient - lower running costs	A		
91-95	B		
81-90	C		
69-80	D		
55-68	E		
45-54	F		
35-44	G		
1-34			
England & Wales		69	84
EU Directive 2002/91/EC			



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