



£325,000

 **TENURE: Freehold**

 **EPC RATING: D**

 **COUNCIL TAX BAND: D**

Penkridge Stafford

Bedingstone Drive Penkridge
Stafford Staffordshire



If you are a young family looking to step up to a modern detached house then we have the perfect home for you here, located in the highly desirable market town of Penkridge.

The well planned accommodation comprises entrance hall with guest WC off, spacious dual aspect lounge with box bay window and generous sized L shaped dining kitchen, again with dual aspects and having integral cooking facilities. Upstairs there are three bedrooms, en-suite shower room to the master bedroom and family bathroom. Outside, there are landscaped low maintenance gardens, driveway and integral garage. The home is well presented throughout and comes with vacant possession and no upward chain, we would strongly recommend an early viewing or you will be disappointed. Situated in a sought after estate with popular schooling, an array of local amenities and twice weekly market in addition to great commuting links via the M6, M54 and train station direct to London Euston.

- Superbly Presented Detached Home
- Three Bedrooms & En-suite
- Smart Kitchen Diner & Living Room
- Garage & Driveway
- No Upward Chain
- Sought After Village Location

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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hellopenkridge@dourishandday.co.uk



Canopy Porch

With quarry tile flooring and double glazed door to the:

Entrance Hall

Inviting entrance hall with vinyl flooring, stairs to first floor and internal doors to the:

Guest WC

Low level flush WC, pedestal wash hand basin with chrome taps having tiled splashbacks, vinyl flooring, radiator and double glazed window to the side elevation.

Living Room 15' 1" x 9' 9" (4.59m x 2.97m)

With a feature electric fire set in a decorative surround, ceiling coving, radiator and two double glazed windows to the front elevation.

Kitchen/Diner 16' 2" max, 9' 2" min x 14' 1" (4.94m max, 2.81m min x 4.29m)

Smart kitchen with a range of base and eye level units with fitted work surfaces incorporating a sink unit with chrome mixer tap, fitted oven and hob, space for washing machine and fridge, space for table and chairs, radiator, vinyl flooring, door to useful under stairs storage cupboard, two double glazed windows to the rear elevation and double glazed door to the rear elevation.



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First Floor Galleried Landing

With loft access hatch, radiator and doors to:

Bedroom One 10' 4" x 9' 11" (3.15m x 3.01m)

Having a radiator, double glazed window to the front elevation, an open plan archway to the dressing area having fitted wardrobes with sliding mirrored fronts and door to:

En-suite 7' 5" x 4' 8" (2.27m x 1.43m)

With a tiled walk in shower cubicle and screen, pedestal wash hand basin with chrome taps, a WC, radiator, vinyl flooring, part tiled walls and double glazed window to the side elevation.

Bedroom Two 10' 5" x 8' 10" (3.17m x 2.68m)

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

Bedroom Three 9' 3" x 7' 6" (2.83m x 2.28m)

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

Bathroom

Comprising of a white suite having panelled bath with chrome taps, low level flush WC, pedestal wash hand basin with further chrome taps, part tiled walls, vinyl flooring, radiator and double glazed window to the rear elevation.

Outside - Front

There is a gravel area with plants and shrubs, driveway providing off road parking and access to the:

Garage

Having an up and over door to the front elevation and double glazed door to the:

Outside - Rear

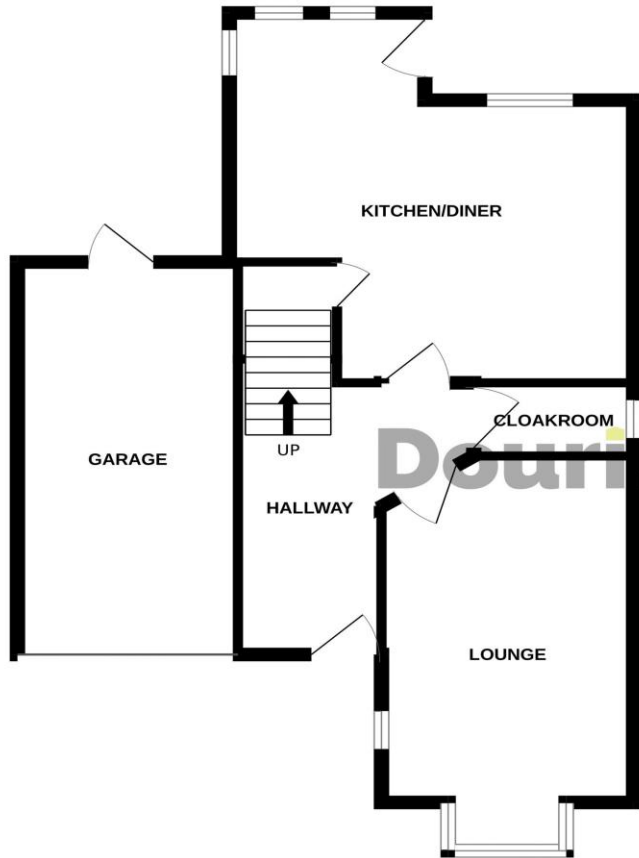
With a paved patio seating area, low maintenance gravel areas with an additional shaped paved patio seating area, space for a storage shed, flower beds, plants and shrubs and enclosed by panelled fencing.

ID Checks

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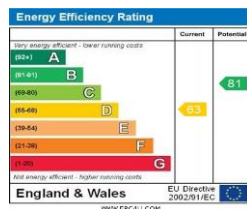
GROUND FLOOR



1ST FLOOR



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