



£450,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: E

## Penkrige Stafford

Grocott Close Penkrige  
Stafford Staffordshire

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***Generously proportioned detached homes ideal for the family purchaser are exceptionally hard to come by in today's market, in particular within sought after village locations such as Penkrige.***

Offering an array of amenities and excellent road/rail network connectivity. This executive detached home has a superb lay out with an imposing hallway, dining room, study/home office, kitchen & separate utility, guest wc, large front to back lounge which really compliments the ground floor with a conservatory addition. The first floor offers an en-suite to the master, there are three more further bedrooms and a family bathroom. Meanwhile, externally this property is even more appealing being positioned on an enviable corner and prominent position in this very pleasant cul-de-sac. There is an attractive private rear garden, ample off-road parking and a detached twin garage, and NO UPWARD CHAIN, what more could you possibly ask for? Don't delay and book your viewing today as this Executive home will no doubt be very popular!!

- Deceptively Spacious Executive Detached
- Ideal For The Family Purchaser & No Upward Chain
- Four Bedrooms, En-suite & Family Bathroom
- Large Lounge , Dining Room, Study & Conservatory
- Kitchen, Utility & Guest WC
- Twin Garage & Great Corner Plot in Pleasant Cul-de-Sac Position

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4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

**01785 715555**

hellopenkrige@dourishandday.co.uk



## Entrance Hallway

Approached through a hardwood entrance door via a canopied porch, having Karndean flooring, stairs off with useful understairs storage cupboard rising to the First Floor Landing & accommodation, radiator, and internal door(s) off, providing access to;

## Guest WC

Fitted with a white suite comprising of a low-level WC, and a wall mounted wash hand basin with chrome taps & ceramic splashback tiling to the walls. In addition, there is a double glazed window to the side elevation, and radiator.

## Living Room 15' 0" x 11' 9" (4.56m x 3.58m)

A good sized reception room featuring a living flame gas fire set within a decorative surround, ceiling coving, radiator, internal glazed French doors leading through to the Dining Room, and a double glazed window to the front elevation.



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## **Dining Room** 11' 9" x 9' 5" (3.59m x 2.87m)

A further reception room featuring double glazed sliding patio door, radiator, and further internal door leading through to the Kitchen.

## **Conservatory** 11' 1" x 10' 0" (3.38m x 3.04m)

A brick based double glazed conservatory having a central ceiling fan & light, laminate flooring, double glazed windows & French doors providing views and access to the rear garden.

## **Kitchen** 14' 3" x 9' 5" (4.34m x 2.86m)

Fitted with a modern & contemporary range of wall, base & drawer units with work surfaces over, incorporating an inset 1.5 bowl sink with drainer & chrome mixer tap. Appliances include; fitted oven & hob, integrated dishwasher, and there are spaces to accommodate further appliances. In addition, there is a radiator, ceramic tiled flooring, a double glazed window to the rear elevation, and archway to the Utility Room.

## **Utility Room** 7' 8" x 5' 3" (2.33m x 1.59m)

Having a range of matching fitted base units with work surface over incorporating an inset sink with drainer & chrome mixer tap, and space beneath for a washing machine. There is ceramic splashback tiling to the walls, a wall mounted gas central heating boiler, ceramic tiled flooring, and door to the side elevation.

## **Study** 7' 9" x 7' 8" (2.35m x 2.34m)

A dual aspect room having double glazed windows to both the front & side elevations. In addition, there is coving to the ceiling, and a radiator.

## **First Floor Galleried Landing**

Having coving to the ceiling, and internal doors off, providing access to;

## **Bedroom One** 12' 0" x 11' 1" (3.67m x 3.39m)

A good sized double bedroom which features fitted wardrobes, and having ceiling coving, radiator, a double glazed window to the front elevation, and further internal door leading through to the En-suite.

## **En-suite (Bedroom One)**

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a shower cubicle with screen. In addition, there is a door to a built-in airing cupboard, ceramic splashback tiling to the walls, radiator, and a double glazed window to the front elevation.





**Bedroom Two** 11' 4" x 9' 10" (3.46m x 2.99m)

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

**Bedroom Three** 10' 1" x 7' 9" (3.08m x 2.37m)

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

**Bedroom Four** 9' 7" x 8' 10" (2.93m x 2.70m)

Featuring built-in wardrobes & dresser, and having a double glazed window to the rear elevation, and radiator.

**Family Bathroom** 7' 5" x 5' 6" (2.25m x 1.68m)

Fitted with a modern white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with chrome mixer tap & hand-held shower attachment. In addition, there is vinyl



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flooring, radiator, ceramic tiled walls, and a double glazed window to the rear elevation.

## Outside Front

The property boasts being positioned on an enviable corner plot, and is approached over a double width Tarmacadam driveway providing off-road parking and access to the detached double garage. There is a lawned garden area to the front of the property with a variety of plants & shrubs, and a paved pathway to the front entrance porch.

## Detached Double Garage 17' 7" x 17' 1" (5.36m x 5.21m)

A brick & tile constructed detached garage having two up and over vehicular access doors to the front elevation, useful overhead loft storage, and a double glazed window and pedestrian access door to the side elevation.

## Outside Rear

A beautifully presented private & enclosed rear garden, being well maintained and having a paved patio seating/outdoor entertaining area, and being laid mainly to lawn with a variety of established flowerbeds, plants & shrubs. There is a further second paved sun terrace area with a timber pergola over, an external water supply tap, and is enclosed by panelled fencing with an access gate from the front of the property.

## ID Checks

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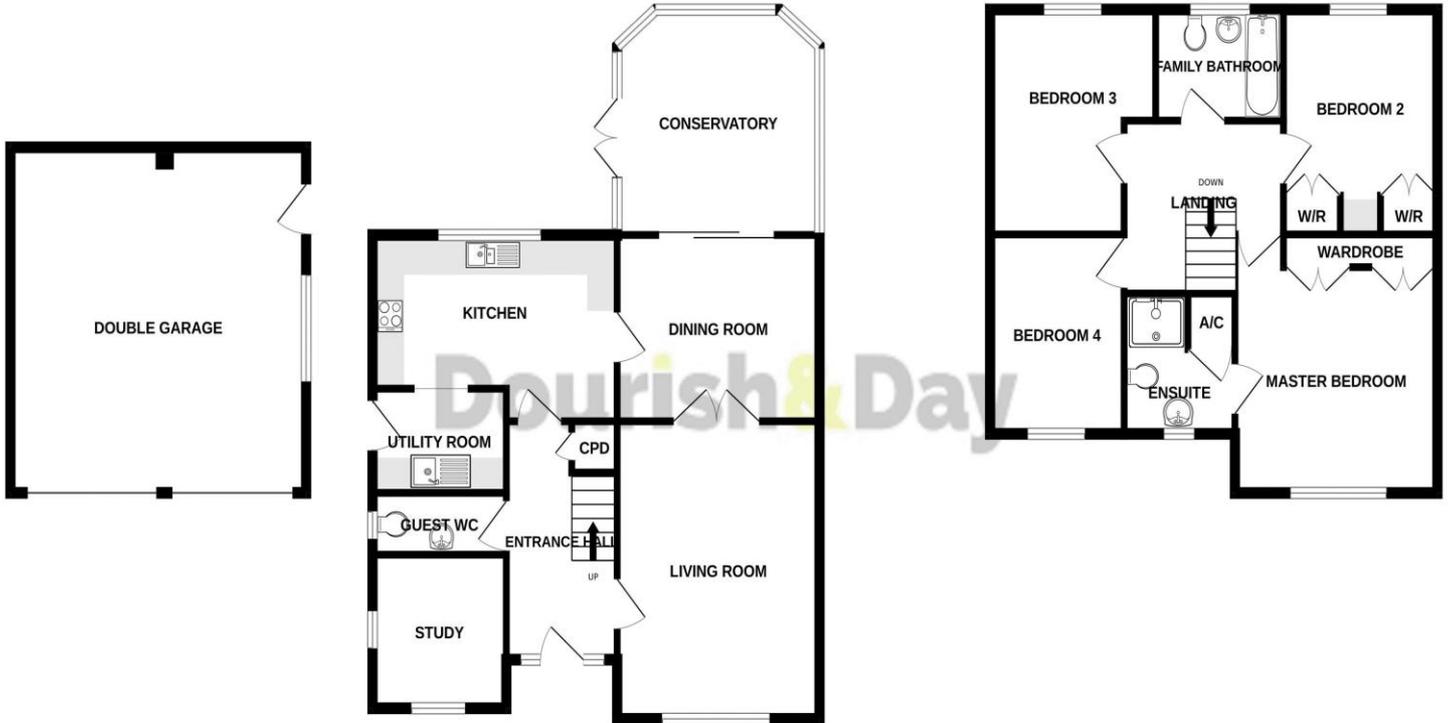
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GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.

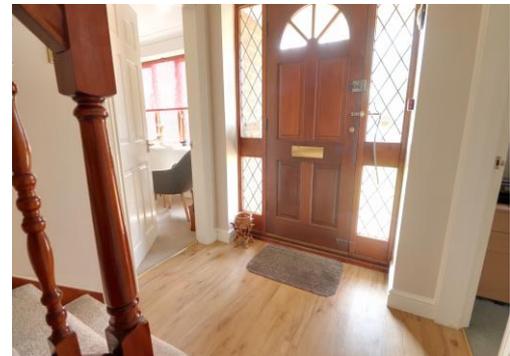
1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1610 sq.ft. (149.6 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
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Best energy efficient - lower running costs</small> <small>And energy efficient - higher running costs</small>		60	82
<small>EU Directive 2002/91/EC</small> <small>www.ec.europa.eu</small>			



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