



£280,000

KEY TENURE: **Freehold**

EPC RATING: **B**

COUNCIL TAX BAND: **D**

## Penkrige Stafford

Prospero Close Penkrige  
Stafford Staffordshire

*As if conjured by Shakespeare's character of Prospero you will surely appreciate the magic of this wonderful property! Situated in this pleasant cul-de-sac within this sought after modern development. Located in the village of Penkrige with its renowned twice weekly market, popular schooling for all ages, main line train station to London Euston and further great commuting access via the M6 & M54 motorway's.*

This superbly appointed three bedroom detached would make an ideal home for the family purchaser. There's an ensuite shower room to the master, additional family bathroom and a ground floor guest WC. In addition, there is a good size living room and a rear facing kitchen diner. Externally there's ample parking with a driveway and a garage, well maintained rear garden as well as the fore lawned area.

 **3**  **1**  **2**

- Very Well Appointed Modern Detached House
- Three Bedrooms & En-suite to Bedroom One
- Contemporary Family Bathroom & Guest WC
- Garage & Driveway, Private Enclosed Rear Garden
- Modern Kitchen & Dining Space
- Sought After Schooling Catchment Area

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



### Agents Note

Once an offer has been agreed the developer will require exchange of contracts in 4 to 6 weeks depending on the size of the chain.

### Entrance Porch

An inviting entrance, accessed through a double glazed door to the front elevation, having radiator, internal door to integral garage.

### Living Room 16' 2" x 10' 4" (4.92m x 3.16m)

A spacious reception room, having a double glazed window to the front elevation & radiator.

### Inner Hallway

Having a turned staircase rising to the First Floor Landing & accommodation, radiator, and further internal door to Guest WC.

### Guest WC

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap over. There is ceramic splashback tiling around the suite area, vinyl flooring & extractor fan.



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## **Kitchen & Dining** 18' 9" x 7' 7" (5.72m x 2.31m)

Fitted with a modern contemporary styled range of wall, base & drawer units with work surfaces over to three sides incorporating an inset composite 1.5 bowl sink/drainers with chrome mixer tap over. Fitted/integrated appliances include a single electric oven/grill, hob with stainless steel extractor hood above, and having space(s) & plumbing for additional kitchen appliances. There is ceramic splashback tiling to the walls, vinyl flooring, a radiator, and space to accommodate a dining table & chairs. The kitchen also houses a wall mounted gas central heating boiler, and has a double glazed window to the rear elevation, and double glazed French doors to the rear elevation providing views and opening out to the rear garden.

## **First Floor Landing**

Having inset ceiling downlighting, a useful built-in cupboard, an access point to the loft space, and internal doors off to all three Bedrooms & Bathroom.

## **Bedroom One** 14' 1" x 9' 10" (4.29m x 3.0m) maximum width measurement

A double bedroom featuring two double glazed windows to the front elevation & radiator. A further internal doors leads into the En-suite.

## **En-suite (Bedroom One)** 6' 10" x 4' 4" (2.08m x 1.33m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap above, and a walk-in tiled & screened double shower cubicle housing a mains-fed shower. There is ceramic splashback tiling to the walls, chrome towel radiator, vinyl flooring, extractor fan, and a double glazed window to the front elevation.

## **Bedroom Two** 11' 4" x 8' 8" (3.46m x 2.65m)

A second double bedroom featuring a double glazed window to the rear elevation, inset ceiling downlighting, and a radiator.

## **Bedroom Three** 7' 10" x 7' 10" (2.39m x 2.38m)

Having fitted bedroom furniture, inset ceiling downlighting, a double glazed window to the rear elevation & radiator.

## **Bathroom** 8' 9" x 5' 7" (2.66m x 1.71m)

Fitted with a 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. There is vinyl flooring, inset ceiling downlighting, a chrome towel radiator, part-ceramic tiling to the walls, extractor fan, and a double glazed window to the side elevation.

## **Outside Front**

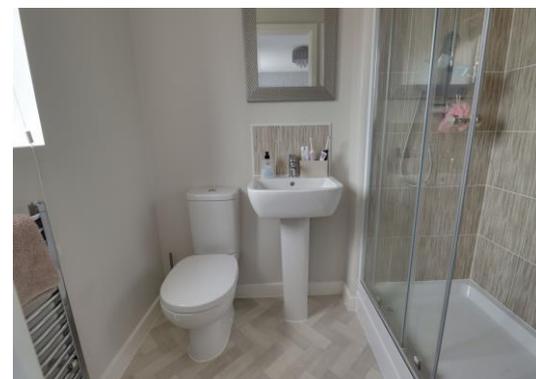
The property sits behind a lawned front garden area with a variety of plants & shrubs to the borders, and is approached over a tarmac driveway providing off-street parking and access to the integral garage and front entrance door.

## **Garage** 16' 1" x 7' 10" (4.91m x 2.40m)

A single integral garage, having an up and over garage door to the front elevation, and a further internal door leading into the Inner Hallway.

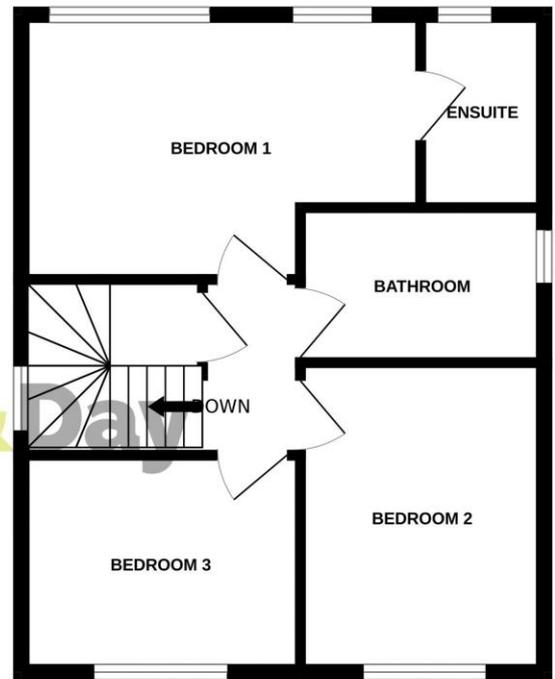
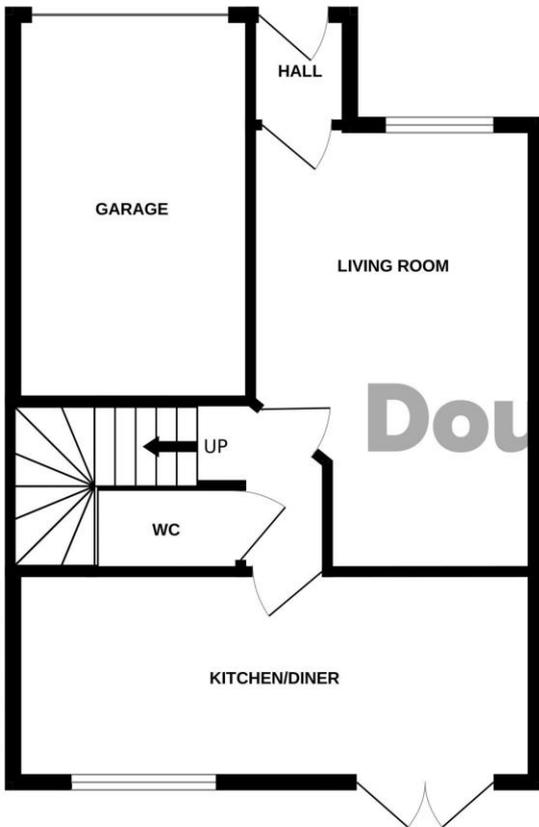
## **Outside Rear**

A private and enclosed rear garden featuring a paved stone patio seating/entertaining area leading onto a lawned garden with a variety of established plants & shrubs to the borders, a further paved stone patio with benefitting from having a Pergola over, and is enclosed by panelled fencing.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
			92

England, Scotland & Wales

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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