



**Connells**

Mallard Way  
Penkridge, Stafford



## Ground Floor

### Entrance Hallway

Having a double glazed composite front entrance door, karndean flooring, radiator, ceiling light point, storage cupboard, doors to lounge, kitchen, dining room & WC and stairs to first floor

### Lounge

19' 6" x 11' 4" ( 5.94m x 3.45m )

Having a double glazed window to the front aspect, log burner, two radiators, two wall lights, two ceiling light points, carpeted flooring and open access to the orangery leading to the kitchen

### Dining Room

11' 1" x 9' ( 3.38m x 2.74m )

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

### Kitchen

17' 1" x 10' 3" ( 5.21m x 3.12m )

Being a fitted kitchen with a range of modern wall, base and drawer units with granite work surfaces over and having an inset sink/drain, integrated oven, grill, hob, fridge/freezer and dishwasher, splash-back, cooker-hood, radiator, inset ceiling lights, karndean flooring, door to utility, double glazed window to the rear aspect and open plan to the orangery

### Utility

7' 3" x 5' 5" ( 2.21m x 1.65m )

Having wall and base units with work surfaces over, sink, splash-back tiles, plumbing for the washing machine, radiator, extractor fan, ceiling light point, karndean flooring and a double glazed door to the side for front & rear access

### Orangery

11' 3" x 9' 8" ( 3.43m x 2.95m )

Having double glazed bifolding doors to the rear garden, double glazed window to the rear aspect, roof lantern, inset ceiling lights and karndean flooring

### W.C

Having a WC, vanity style wash hand basin, tiled splash-back, radiator, extractor fan, ceiling light point and karndean flooring

## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to bedroom 1, 2 & 5 and stairs to second floor

### Bedroom 1

12' 2" x 10' 7" ( 3.71m x 3.23m )

Having a double glazed window to the front aspect, built-in wardrobes, radiator, ceiling light point, dressing room featuring built-in wardrobes and door to en-suite

### En-Suite

Having a double glazed window to the rear aspect, WC, vanity wash hand basin, fully tiled walk-in shower cubicle, towel radiator, inset ceiling lights and tiled flooring

### Bedroom 2

11' 9" x 11' 4" ( 3.58m x 3.45m )

Having a double glazed window to the front aspect, radiator, ceiling light point, carpeted flooring and door to en-suite

### En-Suite

Having a double glazed window to the rear aspect and plumbing for en-suite purposes

### Bedroom 5 / Study

7' 7" x 6' 11" ( 2.31m x 2.11m )

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

## Second Floor

### Landing

Having carpeted flooring, double glazed velux window, ceiling light point, airing cupboard and doors to bedroom 3 & 4 and family shower room

### Bedroom 3

13' 9" x 10' 7" ( 4.19m x 3.23m )

Having two double glazed windows to the front and side aspects, double fitted wardrobes, radiator, ceiling light point and carpeted flooring

### Bedroom 4

13' 10" x 10' 6" ( 4.22m x 3.20m )

Having two double glazed windows to the front and side aspects, double fitted wardrobes, radiator, ceiling light point and carpeted flooring

### Shower Room

Having a double glazed velux window, WC, vanity wash hand basin, double shower, towel radiator and part tiled walls

### Outside

#### Front

Having a large tarmac driveway suitable for multiple vehicles, decorative stone, pathway to front entrance door, access to garage and gated access to the rear

#### Rear

Being a landscaped rear garden having a paved patio area, decking area, laid to lawn and gravel borders

### Double Garage

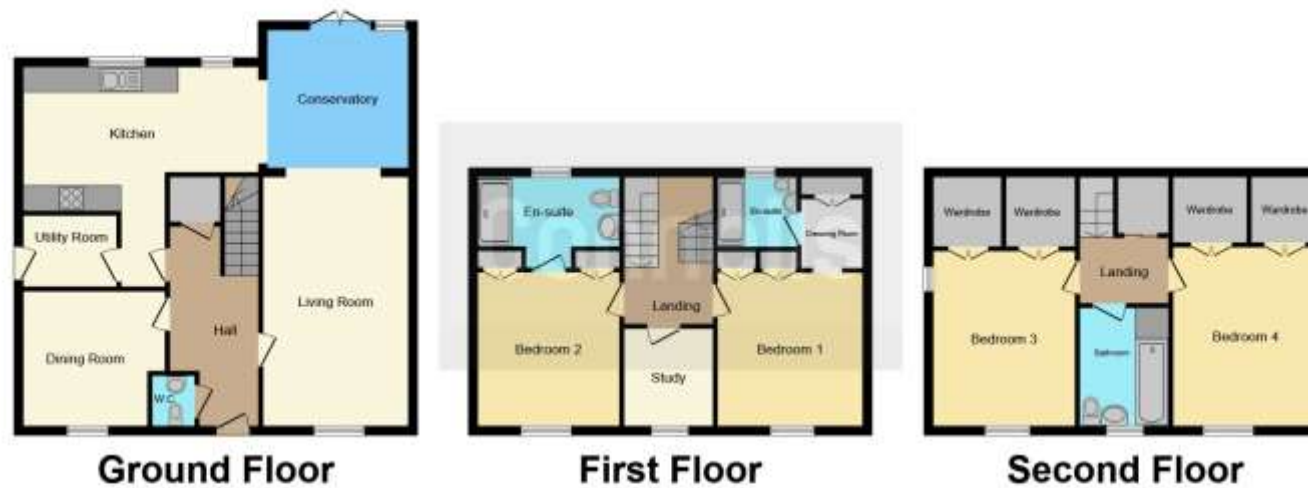
16' 5" x 17' 3" ( 5.00m x 5.26m )

Having been partially divided and converted to create space for catering complete with double roller remote doors, power and lighting.









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**EPC Rating: D**

Tenure: Freehold

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