



£400,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: D

Bishops Wood Stafford

White Oak Drive Bishops Wood
Stafford Staffordshire



Treat yourself like a King or Queen, and it'll be checkmate at Bishops Wood as you fall in love with this outstanding detached home. Enjoying the true delights semi rural locations provide with superb field views from the front elevation. Great commuting links via the A5 & M6 Motorway, countryside walks, local public house, popular schooling and more! This well presented family home has a stunning contemporary kitchen diner with a feature wood burner, spacious living room and conservatory, ground floor shower room, garage and store room. The first floor has four good size bedrooms and a contemporary refitted family bathroom. Externally there is a driveway providing ample off road parking, a private rear garden with a patio, lawn and hot tub area.

- Superbly Presented Detached House
- Four Bedrooms & Family Bathroom
- Contemporary Open Plan Kitchen Diner
- Living Room & Conservatory
- Garage, Driveway & Store Room
- Semi Rural Location With Field Views

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

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Entrance

Being accessed through a double glazed composite door

Contemporary Refitted Kitchen 13' 0" x 11' 2" (3.96m x 3.40m)

A truly stunning, smart and contemporary kitchen having a range of matching units extending to base and eye level with fitted work surfaces having an inset one and a half bowl sink unit with a chrome mixer tap. Space for a range style cooker, integrated fridge/freezer and dishwasher. Tiled splashbacks, laminate floor with underfloor heating, radiator, downlights, under cupboard lighting and further LED pelmet lighting. Built-in breakfast bar and a double glazed window to the front elevation.

Dining Room 17' 9" x 10' 0" (5.41m x 3.05m)

Having a feature woodburning stove, laminate floor, radiator, downlights and double glazed window to the front elevation.

Living Room 20' 3" x 10' 2" (6.17m x 3.10m)

Having a feature fire surround with cast iron insert having decorative tiles and the provision for an open fire. Radiator, double glazed window to the rear elevation. Double glazed French doors lead to:



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Conservatory 13' 4" x 8' 10" (4.07m x 2.68m)

Having laminate floor with underfloor heating, double glazed windows and French doors giving views and access to the rear garden.

Inner Hall

Having a useful storage cupboard, radiator and stairs to the first floor accommodation.

Ground Floor Shower Room 8' 8" x 5' 4" (2.65m x 1.62m)

Having a suite which includes a tiled walk-in shower cubicle, vanity wash basin with cupboard beneath and chrome mixer tap, and low level WC. Tiled floor with underfloor heating, radiator, extractor fan, downlights, double glazed window and door to the garage.

First Floor Landing

Having feature glass balustrade, downlights and radiator.

Bedroom One 13' 3" x 12' 2" (4.03m x 3.72m)

Having downlights, radiator and double glazed French doors a Juliet style balcony overlooking the private rear garden.

Bedroom Two 16' 8" x 7' 8" (5.09m x 2.34m)

Having downlights, radiator and double glazed window to the rear elevation.

Bedroom Three 11' 1" x 7' 8" (3.39m x 2.34m)

Having downlights, radiator and double glazed window to the front elevation has pleasant farmland views.

Bedroom Four 11' 1" x 7' 5" (3.37m x 2.26m)

Having LED lighting, radiator and double glazed window to the front elevation has pleasant farmland views.

Family Bathroom 10' 8" x 4' 7" (3.26m x 1.39m)

The contemporary, refitted family bathroom includes a 'P' shaped panelled bath with electric shower over and screen, vanity wash basin with cupboard beneath and WC with enclosed cistern. Access to loft space, useful storage cupboard, laminate floor, tiled walls, chrome towel radiator, downlights and double glazed window to the side elevation.

Outside - Front

There is a lawned front garden with a tarmac driveway which provides off road parking with a further decorative gravelled area providing additional off-road parking. The drive leads to:

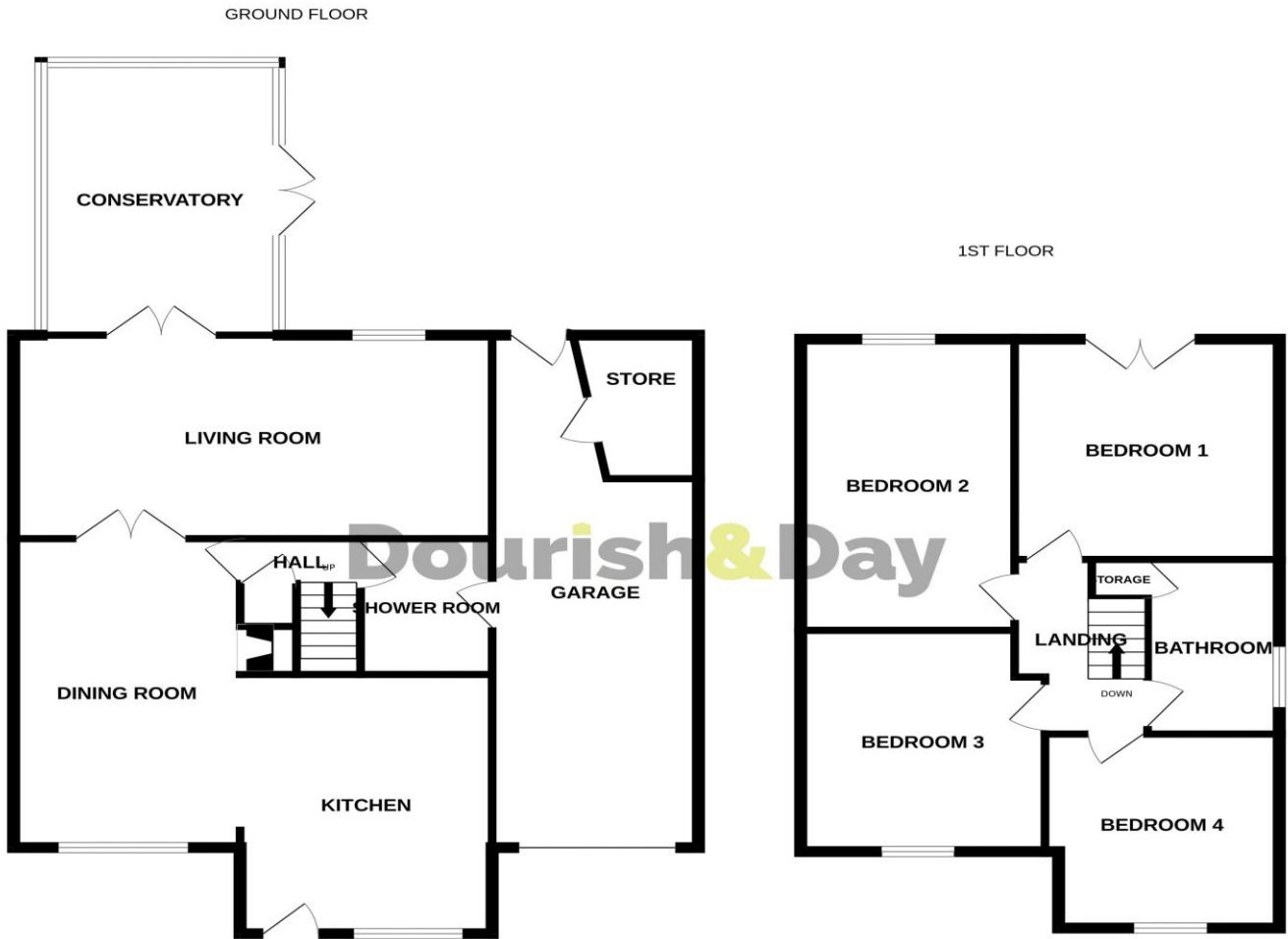
Garage 20' 11" x 8' 8" (6.37m x 2.64m)

Having roller shutter door to the front elevation, a useful storeroom and a door leads to the rear garden.

Outside - Rear

Having a paved patio area overlooking the remainder of the garden which is mainly laid to lawn. There are timber feature sleepers and beds with a variety of plants, shrubs and trees. In addition, there is a **SUMMERHOUSE / HOBBY ROOM**, a further area being ideal for a hot tub with an artificial lawn area and a second paved seating area.





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	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(27-38)		
G	(1-26)		
Not energy efficient - higher running costs			
		70	41

England, Scotland & Wales



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