



£475,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💰 COUNCIL TAX BAND: **F**

Penkrige Stafford

Mill House Gardens Penkrige
Stafford Staffordshire



"A little stream that ever murmured on, And here and there in sudden sunshine shone". The infamous poet Robert Louis Stevenson found all the right words for his descriptive passage titled 'The Mill House' in 1866.

However, words alone could not possibly do this outstanding property justice! All extremely well proportioned rooms are of a generous size throughout. The exterior presents itself with prominence and exhudes a great amount character. Penkrige village is well known for its history and in particular, its twice weekly market along with its full range of amenities and superb commuting links all within walking distance of this splendid home. Complimenting the immensity of this family home are four bedrooms with an ensuite to the master & a family bathroom to the first floor, while the ground floor lay's host to the generous living room, dining room, sun room, study, refitted breakfast kitchen, utility and a guest W/c. Enjoying an end plot with ample parking and generous garage.

- Superbly Appointed Detached Home
- Great End Plot With Great Gardens
- Ideal For The Family Purchaser
- Four Bedrooms & An Ensuite
- Four Reception Rooms & Guest WC
- Superb Kitchen & Utility

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

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Entrance Porch

Being accessed through a double glazed window with a side panel and having a n internal glazed door leading to:

Entrance Hall

An inviting entrance hall having wooden floor, stairs leads to the first floor and radiator.

Living Room 18' 10" into bay x 12' 5" (5.73m into bay x 3.78m)

A spacious and generous sized living room having a feature living flame gas fire set within a decorative surround, wooden flooring. The living room is dual aspect with two arched double glazed windows to the side elevation and double glazed walk-in bay window to the front elevation. Internal glazed French doors lead to:

Dining Room 12' 6" x 10' 2" (3.80m x 3.10m)

Having wooden floor, coving, radiator and internal French doors lead to:



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Sun Room 12' 8" x 12' 0" (3.85m x 3.66m)

Having an insulated roof, double glazed windows and French door provide views and access to the rear garden.

Study 13' 1" x 8' 7" (3.98m x 2.61m)

Having laminate floor, radiator and double glazed window to the front elevation.

Refitted Breakfast Kitchen 15' 1" x 12' 2" (4.59m x 3.72m)

Being refitted in a contemporary style and having a range of matching units extending to base and eye level with fitted work surfaces having an inset sink unit with chrome mixer tap. Range of integrated appliances including double oven, five ring hob with a contemporary cooker hood over, microwave oven and dishwasher. Tiled floor, ceiling spotlights, useful storage cupboard, radiator and double glazed window to the rear elevation.

Utility Room 10' 11" x 5' 10" (3.33m x 1.77m)

Being refitted in a contemporary style to match the kitchen, the utility includes a range of units extending to base and eye level and fitted work surfaces with a sink and upstand splashback. Space for fridge/freezer and washing machine, radiator, tiled floor, double glazed window and door leading to the rear garden.

Guest WC

Having a pedestal wash basin with chrome mixer tap and low level WC. Part tiled walls, tiled floor, radiator and double glazed window to the side elevation.

First Floor Landing

A pleasant galleried landing with an airing cupboard and access to loft space.

Bedroom One 14' 5" x 12' 7" (4.40m x 3.83m)

Having fitted wardrobes, radiator and double glazed window to the front elevation.

Ensuite 6' 3" x 5' 10" (1.90m x 1.78m)

Being restyled and having a suite which includes a walk-in tiled shower cubicle, vanity wash hand basin with a cupboard beneath and low level WC. Ceiling spotlights, chrome towel radiator and double glazed window to the front elevation.





Bedroom Two 14' 2" x 8' 9" (4.33m x 2.66m)

Having built-in wardrobes, radiator and double glazed window to the front elevation.

Bedroom Three 13' 0" x 9' 5" (3.96m x 2.86m)

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

Bedroom Four 11' 4" x 6' 9" (3.45m x 2.07m)

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

Family Bathroom 8' 10" x 7' 3" (2.68m x 2.20m)

Having a suite comprising of a corner bath, separate tiled walk-in shower cubicle, his and hers sink units and low level WC. Ceiling spotlights, radiator and double glazed window to the rear elevation.



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Outside - Front

The property is situated on a private end plot and has feature gardens and an extensive block paved drive and turning area which leads to:

Garage 18' 0" x 15' 0" (5.48m x 4.58m)

A generous sized garage with a large remote controlled up and over door to the front, wall mounted gas boiler and personal door to the side.

Outside - Rear

The superb private rear gardens are of a generous size with a paved patio seating area overlooking the remainder of the garden being mainly laid to lawn with surrounding beds having a variety of plants, shrubs and trees. The garden is enclosed by panel fencing and has a wrought iron gate leading to the front of the property.



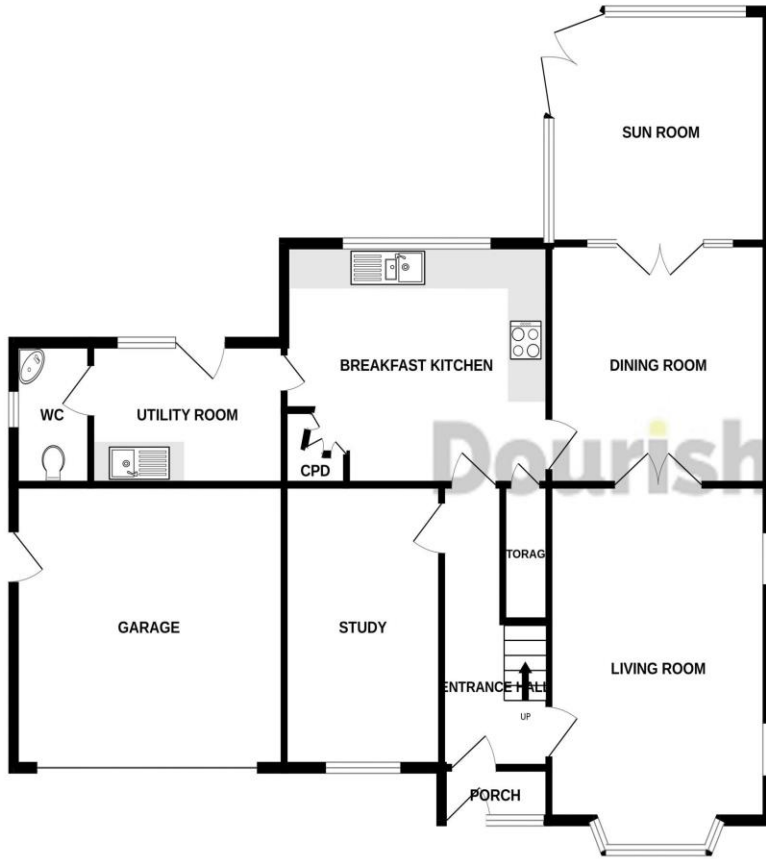
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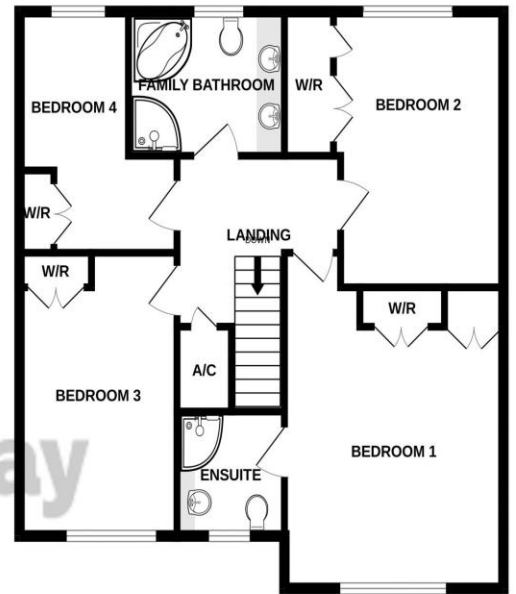
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GROUND FLOOR
1252 sq.ft. (116.4 sq.m.) approx.

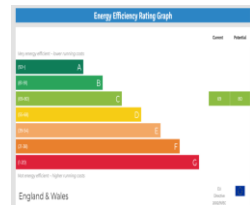


1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 2012 sq.ft. (187.0 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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