



Penkridge Stafford

Nagington Drive Penkridge
Stafford Staffordshire

£385,000

A fantastic four bedroom detached family home situated in a delightful and well regarded cul-de-sac location within the highly desirable Village of Penkridge, close to excellent Village shops, amenities, commuter links and railway station in addition to the M6 & M54 motorways. Internally comprising of an entrance porch, entrance hallway, good sized lounge, superb, bright refitted breakfast kitchen, utility room and guest WC. To the first floor there are four good sized bedrooms, An En-suite shower room and a contemporary refitted family bathroom. Externally there is a double width block paved driveway along with a useful garage and a deceptively good sized and well maintained rear garden.

- Four Bedroom Detached Family Home
- En-Suite And Family Bathroom
- Ample Off-Road Parking & Single Garage
- Highly Desirable & Well Regarded Village Location
- Superbly Appointed Throughout
- Excellent Kitchen & Bathroom

Arrange a viewing...

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Dourish & Day

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

Company reg: 10556155
VAT No: 261 6721 09



Entrance Porch

Approached through double glazed, French doors with glazed panels to each side, and having a further double glazed entrance door leading-in to the Entrance Hallway.

Entrance Hallway

An inviting reception hallway, having stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard beneath, laminate flooring, radiator, and internal doors off, to;

Lounge 16' 11" x 11' 3" (5.15m x 3.43m)

A bright & spacious reception room, having laminate flooring, coving to the ceiling, a double glazed window to the front elevation, and radiator.

Kitchen & Dining Area 20' 10" x 10' 1" (6.34m x 3.07m)

A spacious kitchen & dining area which is fitted with an extensive range of matching wall, base & drawer units with quartz work surfaces over which extends to form a built-in breakfast bar area, and incorporating an inset white enamel one and a half bowl sink with drainer & chrome mixer tap. Integrated/fitted appliances include a induction hob with extractor hood above, eye-level double electric oven/grill, integrated 900w microwave integrated dishwasher and an integrated fridge/freezer. In addition, there are a number of matching glazed wall mounted display cabinets, inset ceiling spotlighting throughout, ceramic tiled flooring, a double glazed window to the rear elevation, double glazed French doors to the rear elevation, providing views and access to the rear garden, and internal door to;



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Utility Room 6' 6" x 5' 0" (1.97m x 1.52m)

Fitted with a matching wall & tall larder unit with fitted quartz work surface & matching splashback upstands over, having space for a washing machine and condensing dryer beneath. In addition, there is inset ceiling spotlighting throughout, ceramic tiling to the floor, radiator, a double glazed window to the side elevation, a double glazed door to the rear elevation, and further internal door to:

Guest WC

Fitted with a modern white suite comprising of a low-level WC with concealed cistern, and a pedestal wash basin with chrome mixer tap. In addition, there is inset ceiling spotlighting, ceramic tile flooring, part-ceramic tiles walls, a double glazed window to the side elevation, and radiator.

First Floor Landing

Having an access point to the loft space, and internal doors off, providing access to all Bedrooms & Family Bathroom.

Bedroom One 12' 5" x 11' 1" (3.78m x 3.37m)

A double bedroom, featuring built-in wardrobes with sliding mirrored fronts, and also having a double glazed window to the front elevation, radiator, and further internal door to the En-suite.

En-suite (Bedroom One)

Fitted with a modern white suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap & cupboard beneath, and a fully tiled walk-in shower cubicle housing a mains-fed mixer shower. In addition, there is a chrome towel radiator, ceramic tiling to the floor, and a double glazed window to the front elevation.

Bedroom Two 15' 8" x 7' 9" (4.77m x 2.37m)

A second spacious double bedroom, having two double glazed windows to the rear elevation, and radiator.

Bedroom Three 16' 3" x 7' 6" (4.96m x 2.29m)

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

Bedroom Four 10' 6" x 9' 10" (3.20m x 3.0m)

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

Family Bathroom 8' 7" x 6' 2" (2.62m x 1.89m)

Fitted with a modern contemporary style white suite comprising of a low-level WC, a vanity style wash basin with chrome mixer tap & cupboard beneath, a panelled bath with side mounted chrome mixer taps & hand-held shower attachment, and a fully tiled corner walk-in shower cubicle housing an mains fed mixer shower. In addition, there is ceramic tiling to both the walls & floor, inset ceiling spotlighting, a double glazed window to the side elevation, and towel radiator.

Outside Front

The property is approached over a double width block paved driveway providing off-street parking, and access to the front entrance & integral garage.

Garage 17' 8" x 8' 2" (5.39m x 2.49m)

A single integral garage having an up and over vehicular access door to the front elevation, and a pedestrian access door to the side elevation.

Outside Rear

A spacious and pleasant enclosed rear garden, having a block paved patio seating/outdoor entertaining area with the majority being laid to lawn, having a variety of flowerbeds, plants & shrubs, external water supply tap, accessed via a block paved pathway with side access gate, and is enclosed by panelled fencing & brick walling.



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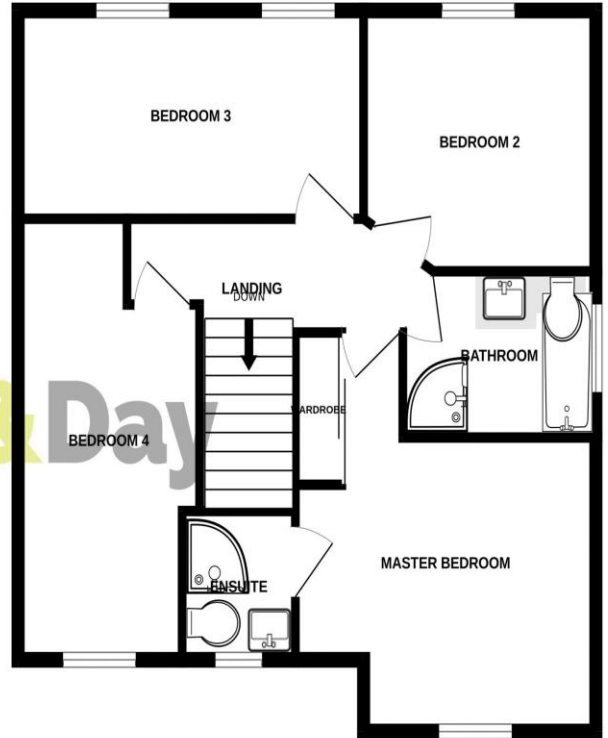
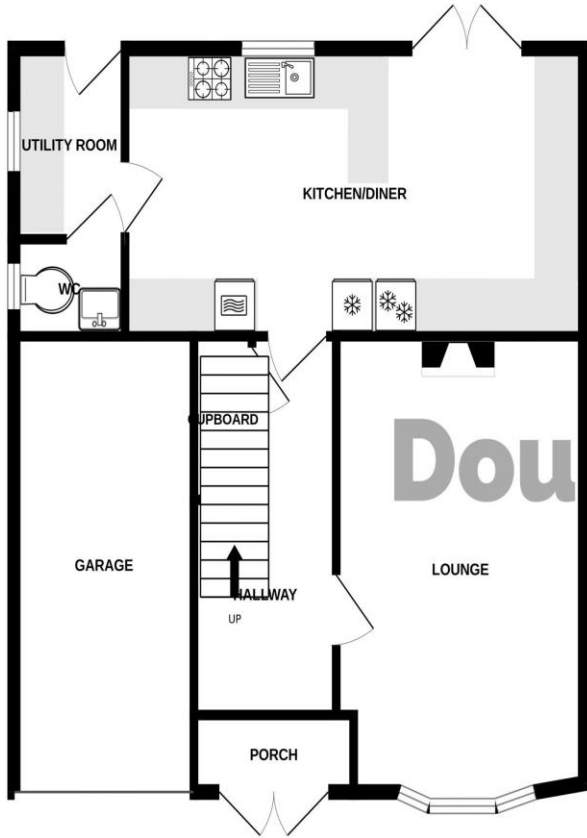
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GROUND FLOOR

1ST FLOOR



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			
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			
England, Scotland & Wales			EU Directive 2002/91/EC



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