



£440,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: E

Penkrige Stafford

Grocott Close Penkrige
Stafford Staffordshire



Generously proportioned detached homes ideal for the family purchaser are exceptionally hard to come by in today's market, in particular within sought after village locations such as Penkrige. Having an absolute array of amenities ranging from, train station to London Euston, M6 & M54 motorways, mini supermarkets, post office, high street shops galore and outstanding schooling, Penkrige is a perfect location to suit all.

This executive detached home has a superb lay out with an imposing hallway, extended dining room/living room, study/home office, kitchen & separate utility, guest w/c, additional lounge which really compliments the ground floor. The first floor offers an en-suite to the master, there are three more further bedrooms and a family bathroom. Meanwhile, externally this property is even more appealing being positioned on an enviable and prominent position in this very pleasant cul-de-sac. There is an attractive private rear garden, ample off-road parking and a garage, what more could you possibly ask for? Don't delay and book your viewing today as this Executive home will no doubt be very popular!!

- Deceptively Spacious Executive Detached
- Ideal For The Family Purchaser
- Four Bedrooms, En-suite & Family Bathroom
- Large Lounge , Dining Room, Study
- Kitchen, Utility & Guest WC
- Garage & Great Plot in Pleasant Cul-de-Sac Position

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

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Entrance Porch

Being accessed through double glazed French doors with lead detail and having a tiled floor and internal door leading to:

Entrance Hall

An inviting entrance hall having coving, laminate floor, radiator, stairs leading to the first floor with understairs storage cupboard.

Vestibule 7' 6" x 6' 0" (2.28m x 1.84m)

Having laminate floor, radiator, coving and double glazed window to the side elevation. An arch leads to:

Study 11' 3" x 7' 11" (3.42m x 2.41m)

Having laminate floor, coving, access to loft space and double glazed window to the front elevation.



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Guest WC

Having a suite comprising of a vanity wash hand basin with a contemporary cupboard beneath and low level WC. Tiled floor, part tiled walls, radiator, coving and double glazed window to the side elevation.

Living Room 15' 0" x 11' 9" (4.56m x 3.58m)

Having a feature brick fireplace with a decorative surround, radiator, coving and double glazed window to the front elevation. Internal French doors lead to:

Dining Room 18' 4" x 11' 9" (5.59m x 3.59m)

Having two radiators, coving, laminate floor, double glazed window to the rear elevation and further double glazed bi-folding doors giving views and access to the rear garden.

Kitchen 14' 2" x 7' 10" (4.32m x 2.40m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink unit with chrome mixer tap and matching upstand splashbacks. Range of integrated appliances including an oven, microwave oven, hob with cooker hood over and dishwasher. Quarry tiled floor, radiator, double glazed window to the rear elevation and archway leading to:



Utility Room 8' 0" x 5' 3" (2.45m x 1.60m)

Having a range of units to those matching the kitchen and extending to base and eye level with fitted work surfaces having an inset with sink with mixer tap. Space for washing machine, radiator, wall mounted gas central heating boiler, quarry tiled floor and double glazed window to the side elevation.

First Floor Galleried Landing

Having coving.

Bedroom One 12' 0" x 11' 0" (3.66m x 3.36m)

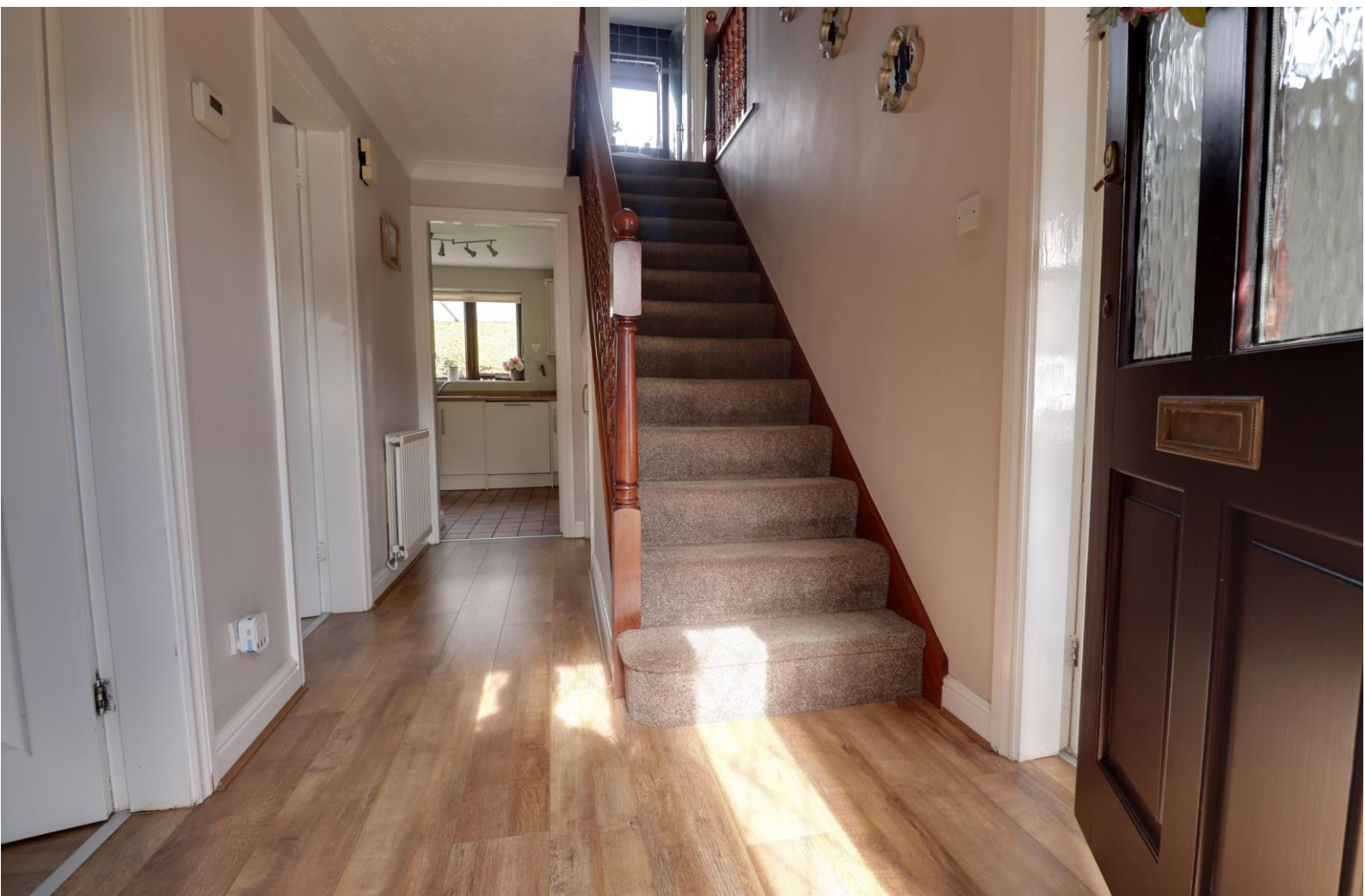
Having built-in wardrobes and dressing table, radiator, coving and double glazed window to the front elevation.



Ensuite Shower Room 6' 2" x 4' 6" (1.89m x 1.38m)

Having a suite comprising of a tiled walk-in shower cubicle with screen and fitted shower, vanity style wash hand basin with cupboard beneath and low level WC. Useful storage cupboard, radiator, tiled walls and double glazed window to the front elevation.





Bedroom Two 11' 4" x 9' 9" (3.45m x 2.97m)

Having a corner shower cubicle which is tiled with fitted shower and vanity style wash hand basin with cupboard beneath and chrome mixer tap, radiator and double glazed window to the rear elevation.

Bedroom Three 11' 2" x 8' 10" (3.41m x 2.69m)

Having a built-in wardrobes and dressing table, radiator and double glazed window to the rear elevation.

Bedroom Four 10' 2" x 7' 8" (3.09m x 2.34m)

Having a radiator, access to loft space and double glazed window to the side elevation.



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Family Bathroom 7' 4" x 5' 6" (2.23m x 1.67m)

Having a suite comprising of a 'P' shaped panelled bath with electric shower over and screen, vanity wash hand basin with cupboard beneath and a WC with an enclosed cistern. Tiled floor, tiled walls, chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

Being situated on an enviable plot, the block paved driveway provides ample off-road parking and leads to the garage. In addition, the garden is mainly laid to lawn.

Garage 16' 3" x 7' 10" (4.96m x 2.38m)

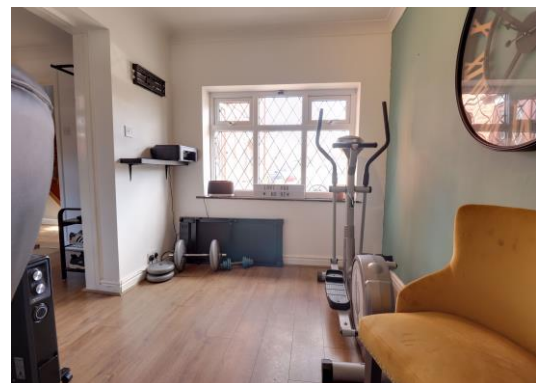
Having an up and over door to the front, double glazed window and door giving access to the rear garden.

Outside - Side

Having a gate leading to the front elevation and being paved to provide a low maintenance garden and a wrought iron gate leads to:

Outside - Rear

Having a paved patio seating area overlooking the remainder of the garden being mainly laid to lawn with decorative sleepers and gravelled area. There is a raised verandah and the garden is enclosed by panel fencing.



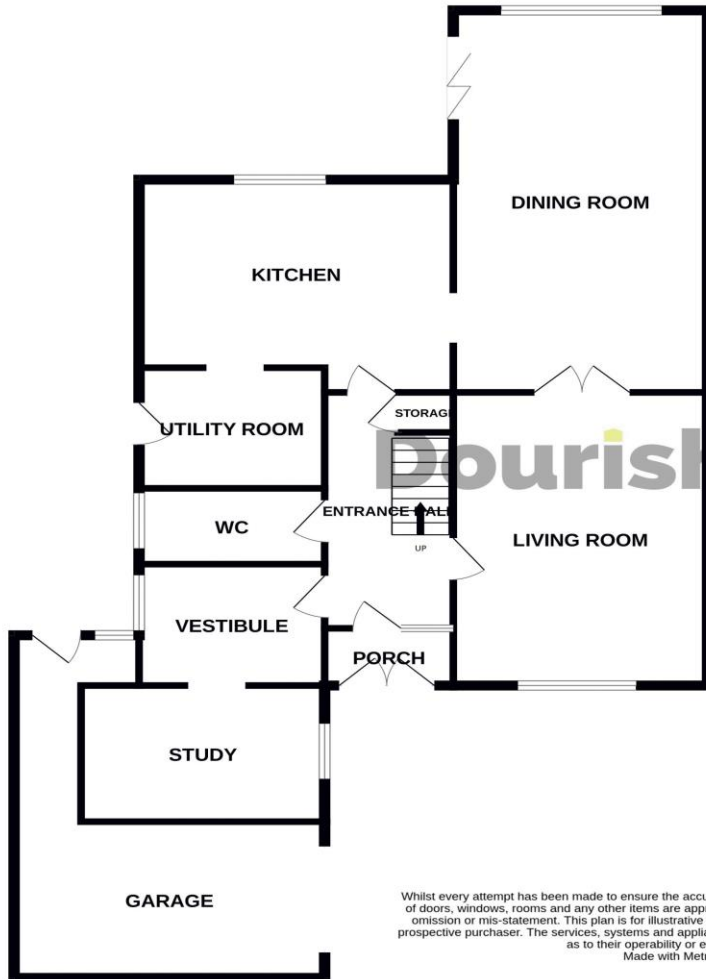
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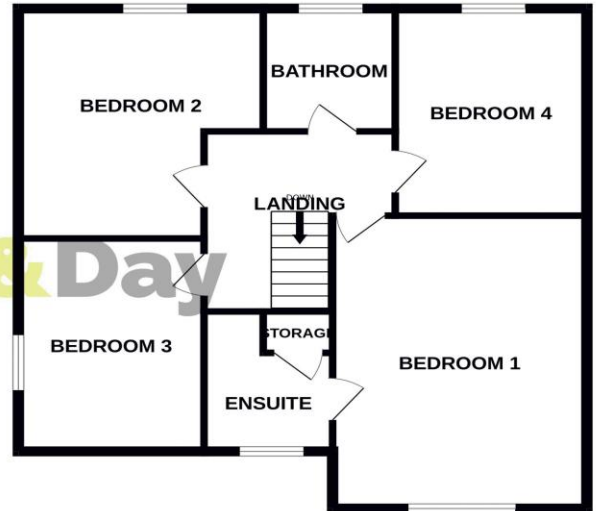
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GROUND FLOOR



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	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales



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