



£475,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

💷 COUNCIL TAX BAND: **F**

Penkrige Stafford

Boscomoor Lane Penkrige
Stafford Staffordshire



Welcome to your dream home! Nestled on the serene outskirts of Penkrige Village, this large, detached bungalow perfectly blends rural tranquillity with modern luxury.

The hallway leads to a delightful guest WC, laundry room and a spacious open-plan kitchen/dining room, ideal for entertaining and family life. Further in, an inner hallway guides you to a gorgeous living room featuring a charming log stove and bi-folding doors that open to the rear garden. This bungalow offers three lovely-sized bedrooms, two with en-suites, and a beautiful family bathroom. The property sits on a stunning garden plot with views of neighbouring fields both front and back. The large driveway provides ample parking space, complemented by a front lawn. The private rear garden is a haven of tranquillity, featuring a cut stone patio and an additional decked seating area. A semi-open covered garden room with a connecting outside WC adds a quirky touch, perfect for entertaining or unwinding in style. Adding to the charm, the garage has been provisionally converted by the owner into a media room and bar—a perfect space for movie nights or enjoying a drink with friends. Located in delightful Penkrige Village, you'll have easy access to shops, pubs, schools, and a convenient train station. This unique property must be seen to be fully appreciated. Don't miss your chance to make this extraordinary bungalow your forever home!

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a sleek composite double glazed entrance door, and featuring a vertical wall mounted contemporary radiator, Antico wood effect flooring, a skylight window, and a large storage cupboard housing a gas central heating boiler.

Guest WC 7' 11" x 2' 11" (2.41m x 0.90m)

Fitted with a contemporary styled suite which comprises of a low-level WC, and a vanity style wash hand basin. The room also benefits from having recessed downlights, wood effect flooring, and a double glazed window to the side elevation.

Laundry 9' 11" x 7' 9" (3.01m x 2.35m)

Fitted with a range of units with a fitted worktop incorporating a stainless steel sink drainer & space for a washing machine. The room also features Antico wood effect flooring, recessed downlights, a radiator, a double glazed window to the rear elevation, and a double glazed door leading out into the garden.

Open-Plan Kitchen & Dining Room 30' 11" x 12' 3" (9.42m x 3.73m)

A spectacular open-plan dual aspect room, that features a kitchen area which is fitted with a high quality range of modern contemporary styled wall, base & drawer units with matching breakfast bar island, both of which have fitted wood work surfaces over, and incorporates a 1.5 bowl sink/drain unit with mixer tap, and an integrated fridge/freezer with spaces for additional appliances. The room also benefits from having Antico wood effect flooring, recessed downlights, two contemporary styled vertical wall mounted radiators, a double glazed bow window to the front elevation, and double glazed double doors leading into the garden.



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Living Room 14' 0" x 20' 3" (4.27m x 6.17m)

A large & bright reception room, that features a brick fireplace with a cast-iron stove set on a tiled hearth with a timber mantel over over. The room also benefits from having two contemporary styled vertical wall mounted radiators, and double glazed bi-folding doors leading out to the garden.

Inner Hallway

Having Antico wood effect flooring, an access point to the loft space, a vertical wall mounted radiator, and recessed lighting.

Bedroom One 12' 4" x 14' 7" (3.77m x 4.45m) maximum measurements

A double bedroom, with wood effect flooring, a radiator, and a double glazed bow window to the front elevation.

En-suite Bathroom (Bedroom One) 7' 8" x 5' 4" (2.34m x 1.62m)

Fitted with a contemporary suite which comprises of a low-level WC, a vanity style wash hand basin with mixer tap, and a panelled bath with electric shower over & shower screen. The room also benefits from tiled flooring, recessed downlights, a chrome towel radiator, and a double glazed window to the side elevation.

Bedroom Two 15' 3" x 13' 0" (4.64m x 3.97m)

A second double bedroom, with a double glazed window to the front elevation, and radiator.

En-suite Shower Room (Bedroom Two) 8' 4" x 5' 4" (2.53m x 1.62m) maximum measurements

Fitted with a contemporary suite which comprising of a low-level WC, a vanity style wash hand basin with mixer tap, and a tiled shower cubicle fitted with an electric shower. The room also benefits from having recessed downlights, tiled flooring, and a chrome towel radiator.

Bedroom Three 10' 11" x 9' 0" (3.33m x 2.74m)

A third double bedroom, with wood effect flooring, a radiator, and a double glazed window to the rear elevation.

Bathroom 6' 8" x 5' 7" (2.04m x 1.69m)

Fitted with a contemporary suite comprising of a low-level WC, a vanity style wash hand basin with mixer tap, and a panelled bath with shower screen & electric shower over. The room also benefits from having tiled flooring, recessed downlights, and a chrome towel radiator.

Outside Front

The property is approached over a small lane situated just of Boscomoor Lane, and is positioned at the end of the lane where there is a large gravelled driveway to the front of the property, as well as having a lawned front garden.

Outside Rear

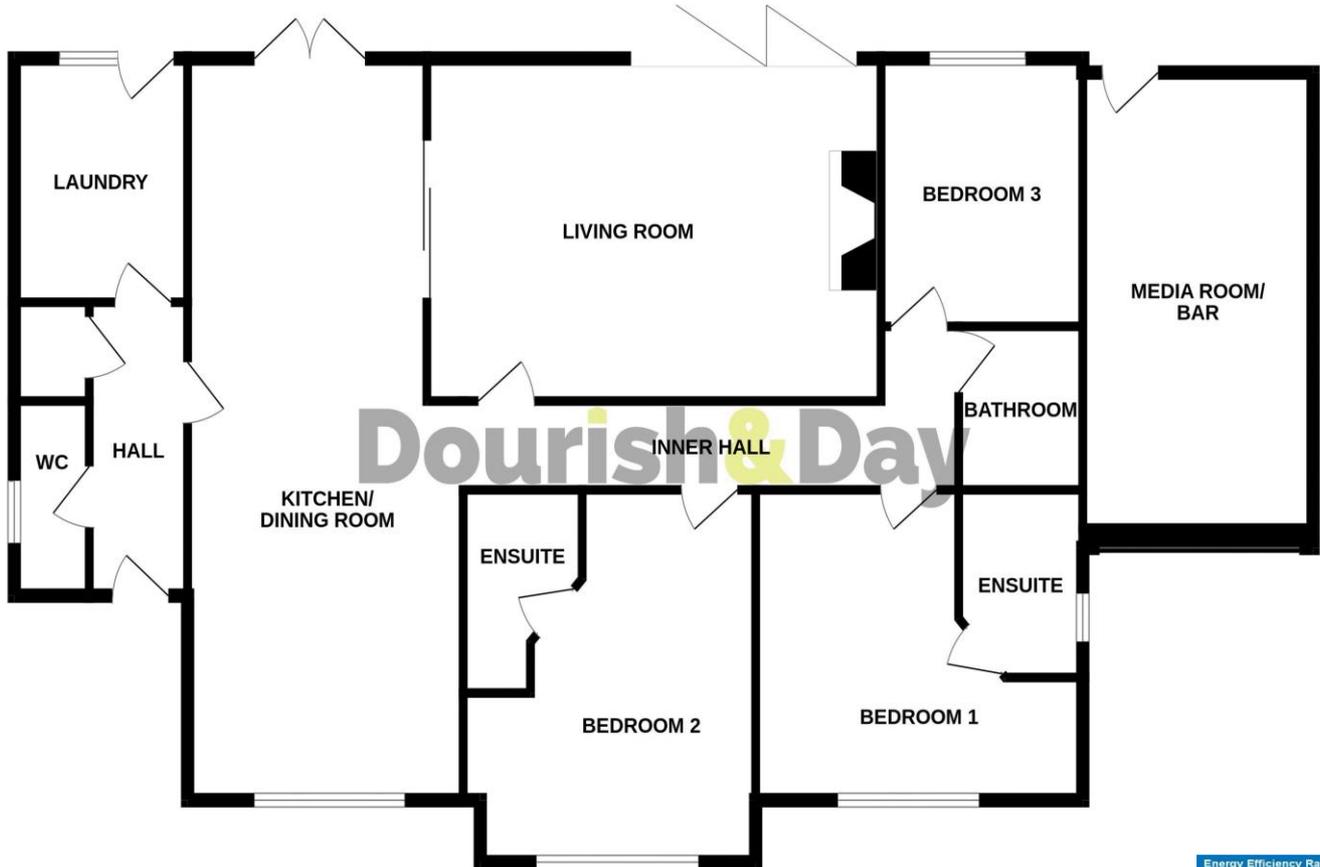
A well maintained private rear garden which features a cut stone paved patio seating/outdoor entertaining area, a lawned garden area, and an additional decked seating area with a semi-covered garden room with connected outside WC.

Media Room/Bar 19' 11" x 10' 4" (6.08m x 3.14m)

Previously the garage, the space has now been provisionally converted by the current owner into a media room & bar area which features a media wall to one wall, with a Sony TV & plasma flame effect electrically operated fire, and a fitted bar area featuring multiple pumps. The room also features colour changing recessed downlighting, a contemporary styled vertical wall mounted radiator, and a double glazed access door from the rear garden.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	63
(21-38)	F		
Least energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC
www.epcrea.com

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