



£395,000

🔑 TENURE: **Freehold** 📊 EPC RATING: **TBC** 💰 COUNCIL TAX BAND: **D**

Penkrige Stafford

Newlands Close Penkrige
Stafford Staffordshire



Heading to Newlands? This outstanding detached will certainly be the perfect destination for your next home. Enjoying a truly delightful and enviable corner position poised prominently in this sought after location. Having not only a generous rear garden with it's very own Mediterranean area, this superb plot has ample off road parking including a space for a caravan or motorhome as well as the garage.

Internally, the magic continues with the space on offer being deceptively a very good size. Offering great accommodation for the family purchaser with four bedrooms and the master having an En-suite in addition to a large family bathroom. The ground floor is complimented by a large front to back lounge diner, breakfast kitchen and a guest WC. Book your viewing now!

- Superbly Appointed Detached Home
- Enjoying An Envidable Corner Plot
- Parking For A Caravan Or Motorhome
- Generous Gardens & Spacious Accommodation
- Four Bedrooms & An Ensuite
- Sought After Village

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

01785 715555

hellopenkrige@dourishandday.co.uk



Entrance Hallway

Having door to storage cupboard, tiled flooring, double glazed window & door to front elevation, staircase leads to the first floor, and internal glazed door to;

Lounge/Diner 23' 2" x 16' 7" (7.07m x 5.05m) maximum measurements

A superb & spacious lounge/diner with front to back layout, dual-aspect, having tiled flooring, three radiators, door to understairs storage cupboard, double glazed windows to both front & rear elevations, and double glazed sliding patio doors to rear patio, with internal door to;

Inner Lobby

With ceiling spotlight, tiled flooring & door to;

Guest WC

Having a low-level WC & wash hand basin with chrome taps, tiled splashbacks, a radiator, tiled flooring and ceiling coving.

Breakfast Kitchen 16' 8" x 8' 6" (5.07m x 2.59m)

A smart rear facing kitchen with a range of base & eye-level units, fitted work surfaces incorporating a sink unit with a chrome mixer tap, space for appliances, tiled flooring, radiator, a double glazed window to side and double glazed French doors to rear patio.



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First Floor Landing

A galleried landing with a door to a useful storage cupboard, loft access and internal doors to;

Bedroom One 10' 6" x 10' 0" (3.21m x 3.05m)

With recessed wardrobe storage, radiator, double glazed window to front elevation and internal door to;

En-suite (Bedroom One) 6' 4" x 6' 4" (1.94m x 1.94m)

With an aqua panelled shower cubicle, pedestal wash hand basin with chrome taps, low-level flush WC, vinyl flooring, part-tiled walls and a double glazed window to front elevation.

Bedroom Two 10' 10" x 9' 2" (3.30m x 2.80m)

With laminate flooring, radiator, double glazed windows to side & rear elevations.

Bedroom Three 11' 1" x 8' 4" (3.38m x 2.53m)

With laminate flooring, radiator, double glazed window to front elevation.

Bedroom Four 8' 4" x 7' 10" (2.55m x 2.39m)

With laminate flooring, radiator, double glazed window to rear elevation.

Bathroom 7' 10" x 7' 5" (2.38m x 2.26m)

Being of a good size with a corner bath having chrome taps, low-level flush WC, vanity wash hand basin with a cupboard beneath and further chrome taps, tiled walls, laminate flooring, radiator, double glazed window to rear elevation.

Outside Front

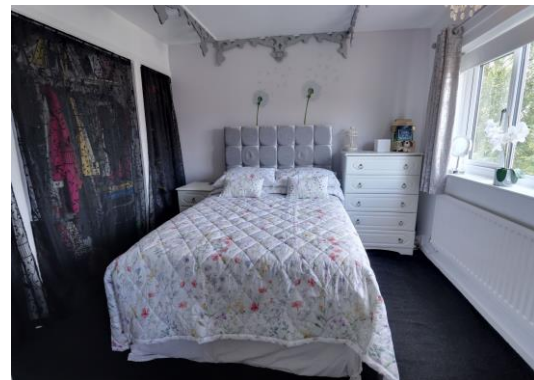
Enjoying an enviable corner plot with generous lawn areas, a double width driveway providing ample off-street vehicle parking, an additional slate covered area providing further parking and access to the garage.

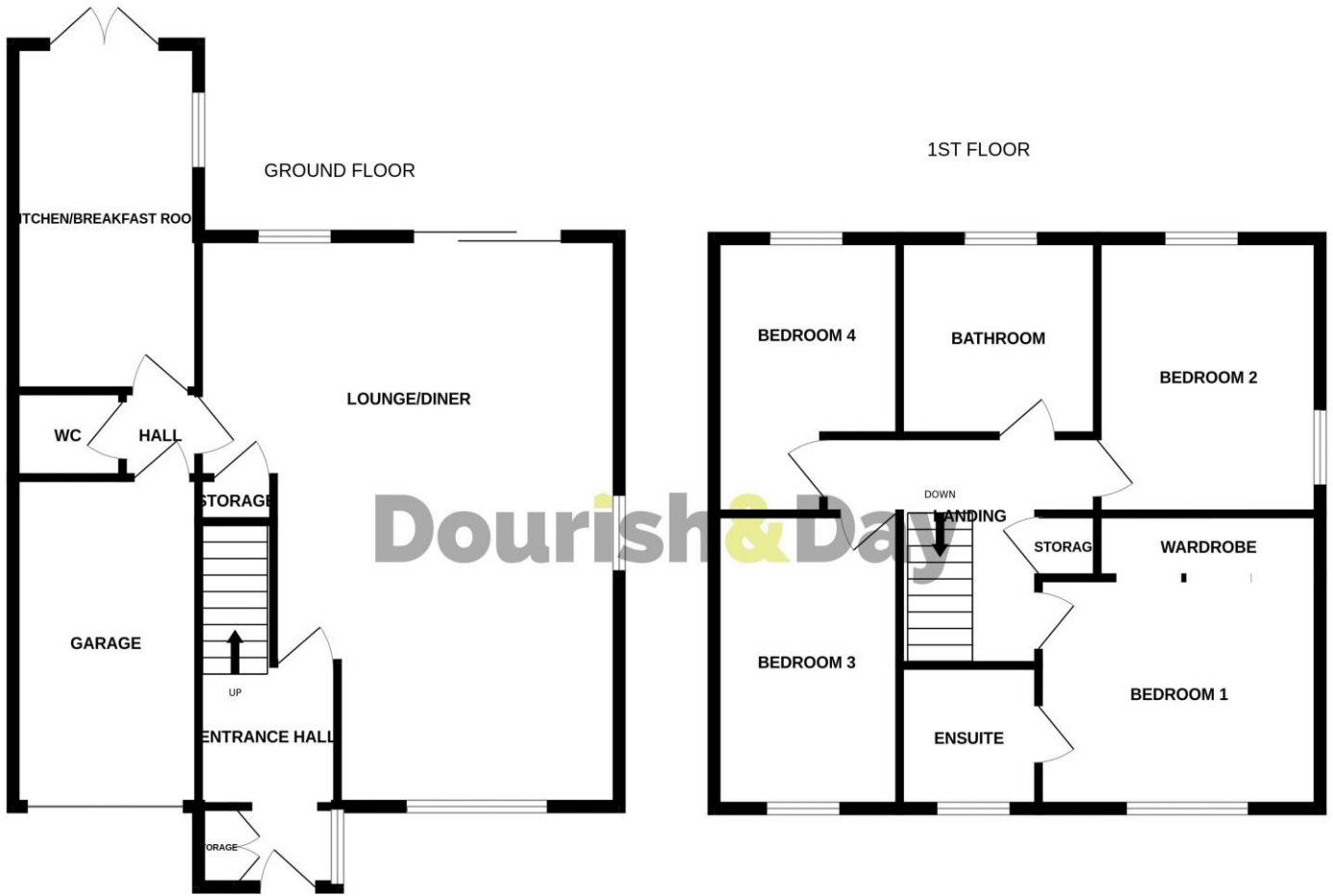
Garage 15' 9" x 7' 6" (4.81m x 2.28m)

Having an up and over door to front, door to inner hallway, with space & plumbing for appliances.

Outside Rear

Being of a generous size with a spacious paved patio seating area, large lawn area, flowerbeds, plants & shrubs, additional stunning Mediterranean style patio seating area, space for a large summerhouse, side access gate.





Dourish & Day

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			

TBC

England, Scotland & Wales

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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