



£475,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: F

## Dunston Stafford

Dunston  
Stafford Staffordshire

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***Situated adjacent to the stunning 14th-century-style St. Leonard's Church, this exceptional family home is located in an ever-popular area with access to local schools, the M6 motorway, Stafford town centre, and the charming market village of Penkridge, renowned for its train station with mainline access to London Euston.***

This property enjoys an outstanding plot with extensive gardens to the front and a large detached garage. The generous rear garden features beautiful stone walling, offering a perfect space for family activities and relaxation. Inside, the home boasts well-proportioned accommodation throughout. An imposing entrance hall with a turned staircase leads to a gallery landing. The ground floor includes a guest WC, a study, a living room with a feature bay window, a dining room, a kitchen, and a utility room. The first floor offers four double bedrooms, including a master bedroom with an ensuite, and a further family bathroom. This property is ideal for family purchasers looking for space, character, and convenience. Call us today to arrange your viewing and secure your dream home!

- Four Bedroom Detached Family Home
- Living Room, Dining Room & Office
- Kitchen, Utility & Guest WC
- Four Bedrooms & Family Bathroom
- Driveway, Double Garage, Front & Rear Garden
- Located In A Highly Desirable Location

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## Entrance Hallway

Inviting Entrance Hall with turned staircase leading to a galleried landing, with double glazed window and door to front, a useful understairs storage cupboard, further useful second storage cupboard, radiator, feature Karndean flooring and internal doors to;

## Guest WC 3' 2" x 7' 8" (0.96m x 2.33m)

With matching Karndean flooring, radiator, part-tiled walls, a WC, contemporary bowl wash hand basin with vanity storage unit beneath and a double glazed window to front.

## Lounge 20' 3" x 11' 2" (6.16m x 3.41m) (length measured in to bay window)

With feature double glazed walk-in bay window to front, radiator, coving, two radiators, inset feature wood burner fire and surround, internal French doors to;

## Dining Room 11' 3" x 11' 3" (3.44m x 3.42m)

With Karndean flooring, radiator, double glazed French doors to rear patio and internal door to;

## Kitchen 11' 3" x 10' 2" (3.43m x 3.09m)

Smart kitchen with a range of base and eye-level units, fitted work surfaces incorporating sink unit with tiled splashbacks, work surfaces are made of granite, integrated dishwasher and fridge, fitted oven and hob with stainless steel hood over, a radiator, ceiling spotlights, under cupboard lighting and a double glazed window to rear.



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**Utility** 6' 2" x 5' 0" (1.89m x 1.52m)

Matching the kitchen with a range of base and eye-level units, fitted granite work surfaces, sink unit with mixer tap and tiled splashbacks, space for washing machine, radiator and a double glazed door to side.

**Study** 7' 9" x 7' 7" (2.35m x 2.31m)

With radiator and double glazed window to rear.

**First Floor Galleried Landing**

With radiator, useful storage/airing cupboard, loft access hatch with drop down ladder, double glazed window to side and internal doors to;

**Bedroom One** 11' 10" x 9' 3" (3.6m x 2.82m)

Radiator, double glazed window to front and a range of fitted bedroom furniture including wardrobes and drawers, internal door to;

**En-suite (Bedroom One)** 8' 0" x 6' 8" (2.45m x 2.02m) (length - maximum measurement)

Suite comprising of walk-in shower cubicle and screen, WC with enclosed cistern, vanity wash hand basin with cupboard beneath, chrome towel radiator, tiled walls, tiled flooring, ceiling spotlights and double glazed window to side.

**Bedroom Two** 11' 7" x 10' 4" (3.52m x 3.15m) (length - maximum measurement)

With radiator, double glazed window to rear with pleasant views, range of fitted bedroom furniture including wardrobes and dresser.

**Bedroom Three** 10' 4" x 10' 3" (3.15m x 3.12m)

With radiator, double glazed window to rear with pleasant views and fitted wardrobes.

**Bedroom Four** 8' 5" x 8' 5" (2.57m x 2.56m) (excluding wardrobes)

With radiator, double glazed window to front and a range of fitted bedroom furniture including drawers, desk and wardrobes.

**Family Bathroom** 6' 7" x 6' 5" (2.01m x 1.96m)

Suite comprising of panelled bath with shower over, a pedestal wash hand basin, a WC, tiled walls, tiled flooring, radiator and double glazed window to side.

**Outside - Front**

The frontage is divided in to two separate lawn areas both with a range of flowerbeds, plants and shrubs. There is a block paved drive and five bar gated access to;

**Garage** 24' 10" x 17' 3" (7.57m x 5.25m)

With electric roller shutter door to front, further loft hatch to storage and double glazed windows and door to side.

**Outside - Rear**

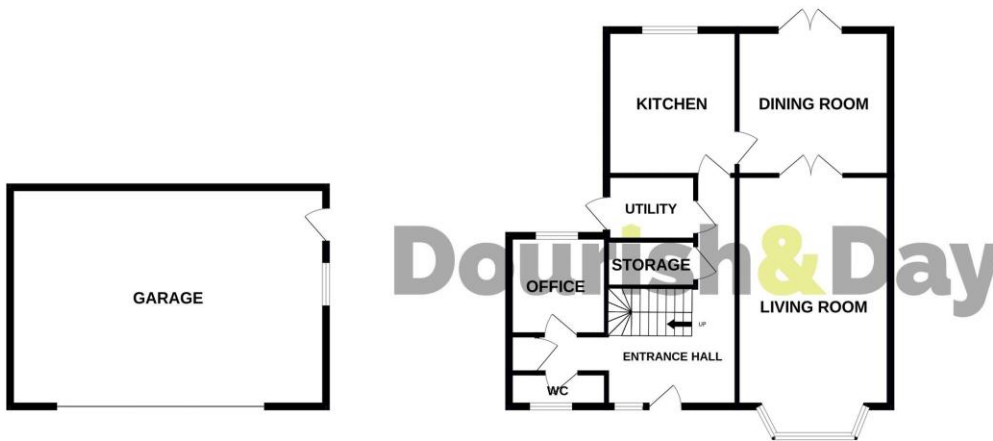
Being of comparably size to frontage with feature stoned wall and paved seating area, paved patio and lawn areas, wildlife pond, flowerbeds, plants and shrubs, gravelled areas and enclosed by panelled fencing, brick and stone walling.

**ID Checks**

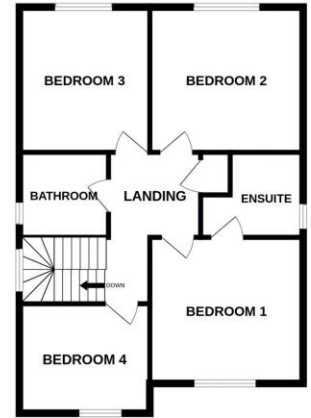
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GROUND FLOOR

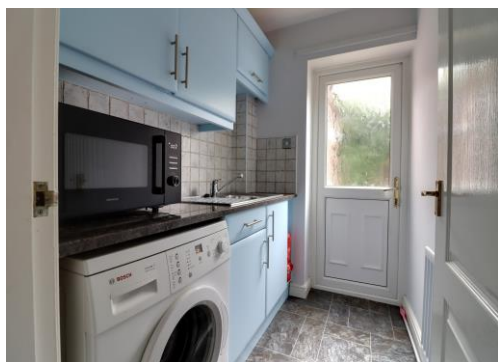


1ST FLOOR



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
Energy efficiency - overall rating (G100)			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Energy efficiency - higher heating costs			
England & Wales			
EU Directive 2002/91/EC			
www.epcrea.com			



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