



£365,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Penkridge Stafford

Drake Avenue Penkridge  
Stafford Staffordshire



*Drake is best known for his circumnavigation of the world in a single expedition, from 1577 to 1580 and where else would you want to return to other than this delightful family home.*

Situated in a sought after Avenue on this ever popular development, this improved detached property has three/four bedrooms, one of which is the converted garage. There is an en-suite to the master bedroom, a family bathroom, guest WC, lounge with feature fire place, a good size kitchen/diner, conservatory, a pleasant rear garden & a driveway providing off-road parking. All of this, with amenities galore, locally in the village centre is an array of shops, bus routes, market, links for the explorers to train station, M6 & M54 motorways. So, its anchors away and set sail for seven seas!

- Superbly Appointed Detached Home
- Three/Four Bedrooms With Master En-suite
- Pleasant Position & Convenient For Village
- Great Amenities & Nearby Train Station
- Sought After Modern Development
- Ideal Family Purchase

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 Hall

Approached through a double glazed front entrance door, having laminate flooring, stairs off to the first floor accommodation, and internal doors to:

## Guest WC

Having laminate effect flooring, a vanity wash hand basin with cupboard beneath and ceramic tiled splashbacks, radiator, WC, and a double glazed window to the side elevation.

## Lounge 15' 2" x 9' 10" (4.63m x 2.99m)

Having laminate flooring, radiator, inset fire and surround, and double glazed windows to both the front and side elevations.

## Bedroom Four (Optional) / Playroom 15' 9" x 8' 3" (4.81m x 2.51m)

Having a double glazed window to the front elevation, and a radiator. The room (formerly the garage) could easily be used for other purposes, e.g. playroom, living area, office or bedroom.

## Kitchen/Diner 16' 2" x 14' 1" (4.93m x 4.3m)

Having two radiators, two double glazed windows to the rear elevation, space for a dining table, useful storage cupboard, tiled flooring, base and eye-level units with fitted work surfaces over incorporating a sink unit with tiled splashbacks. Appliances



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include a fitted oven and hob, integrated include a dishwasher, refrigerator and a washing machine.

### **Conservatory** 11' 1" x 8' 7" (3.39m x 2.61m)

Having a double glazed door to the side elevation and double glazed windows and French doors to the rear elevation.

### **Galleried Landing**

Having a radiator, a loft access point, storage cupboard, and a double glazed window to the rear elevation.

### **Bedroom One (Master)** 10' 8" x 9' 10" (3.24m x 3m)

Having a double glazed window to the front elevation, radiator, a dressing area with two fitted wardrobes with sliding mirrored fronts and an internal door leading in to the En-suite.

### **En-suite**

Fitted with a WC, a vanity wash hand basin with cupboard beneath, a walk-in shower cubicle and screen, chrome towel radiator, ceramic tiled walls and flooring, ceiling spotlights, and a double glazed window to the side elevation.

### **Bedroom Two** 10' 4" x 8' 9" (3.16m x 2.66m)

Having a double glazed window to the front elevation, a useful storage cupboard, laminate flooring, and a radiator.

### **Bedroom Three** 9' 3" x 7' 6" (2.83m x 2.28m)

Having a double glazed window to the rear elevation, and a radiator.

### **Family Bathroom** 8' 8" x 5' 5" (2.65m x 1.66m)

Having a vanity wash hand basin with cupboards beneath, WC, panelled bath, ceiling spotlights, tiled walls, chrome towel radiator, and a double glazed window to the rear elevation.

### **Outside - Front**

With a double width driveway providing ample off-road parking.

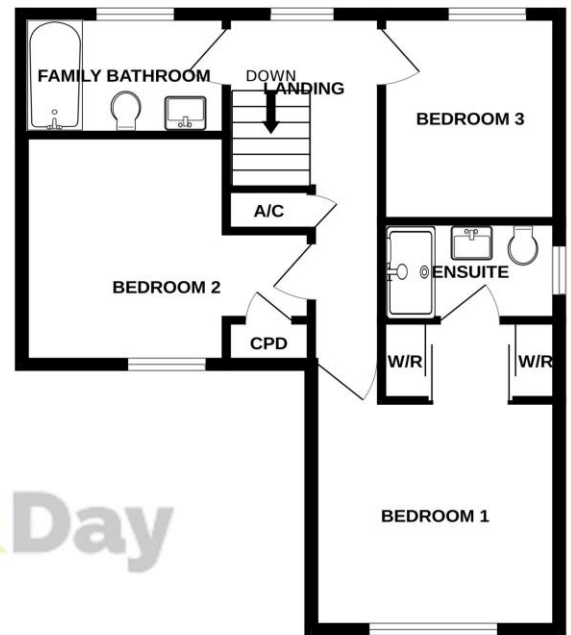
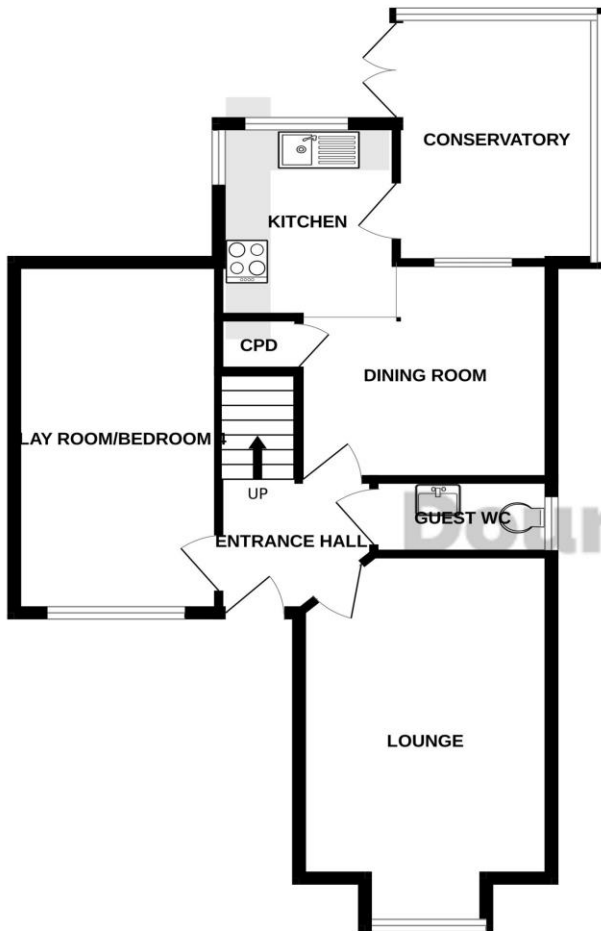
### **Outside - Rear**

Featuring a paved patio seating area, majority laid to lawn having flowerbeds, plants and shrubs, a further timber decked seating area, a side access gate, and being enclosed by panelled fencing.

### **ID Checks**

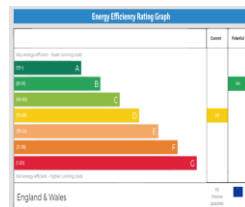
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TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx.

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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