



£390,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

Penkridge Stafford

Aston Close Penkridge
Stafford Staffordshire

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This is a spacious detached home perfect for families of all age ranges thanks to the well designed accommodation and overall sizeable rooms.

Well presented throughout and comprising entrance hall, bay fronted lounge, dining room, generous sized fitted kitchen, separate utility room and guest WC and a pleasant conservatory to the ground floor, while four good sized bedrooms, en-suite shower room and family bathroom upstairs. Having a great location enjoying a corner plot in a superb cul-de-sac, ideal for a young family and having plenty of parking to the front plus integral garage for the maturer families needing extra parking, this really ticks all of the boxes. There is also a lawned rear garden to suit all. Walking distance to Wolgarston high school and Penkridge village centre, providing an array of amenities including main line to London Euston train station and convenient for the M6 & M54 motorways.

- Four Bedroom Detached House
- Large Lounge And Dining Room
- Fitted Kitchen, Utility & Guest WC
- En-Suite And Family Bathroom
- Integral Garage And Gardens
- Highly Desirable Location On A Cul-De-Sac

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Entrance Porch

Being accessed through a double glazed door with double glazed window and having laminate floor, radiator and stairs leading to the first floor landing.

Living Room 15' 9" into bay x 13' 3" (4.79m into bay x 4.03m)

Having a decorative fire surround with a feature inset living flame gas fire, two radiators and double glazed walk-in bay window to the front elevation.

Dining Room 10' 10" x 8' 8" (3.29m x 2.63m)

Having a radiator and double glazed window and double glazed door leading to:

Conservatory 10' 2" x 9' 10" (3.10m x 3.00m)

Having tiled floor, double glazed windows and double glazed French doors giving views and access to the rear garden.



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Kitchen 11' 0" x 10' 8" (3.36m x 3.26m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink unit and chrome mixer tap. Built in appliances including an oven, hob and stainless steel cooker hood over and dishwasher. Space for table and chairs, useful understairs storage cupboard, radiator, tiled floor and double glazed window to the rear elevation.



Utility Room 6' 9" x 4' 8" (2.06m x 1.42m)

Having a range of fitted base units and fitted work surface with inset sink unit, chrome mixer tap and tiled splashbacks. Spaces for washing machine and dryer, radiator, double glazed window to the side elevation and double glazed door leading to the rear garden.



Guest WC

Having a vanity wash hand basin with chrome mixer tap and cupboard beneath, low level WC. Radiator, tiled floor and double glazed window to the side elevation.

First Floor Landing

The following lead off:

Bedroom One 12' 4" x 10' 7" (3.75m x 3.23m)

Having built-in wardrobes with sliding mirror front, radiator and double glazed walk-in bay window to the front elevation.



Ensuite Shower Room 5' 5" x 5' 3" (1.65m x 1.59m)

Being refitted and having a suite which includes a walk-in shower cubicle with glazed screen and fitted shower, vanity wash hand basin with a cupboard beneath and chrome taps and low level WC. Part tiled walls, tiled floor, radiator and double glazed window to the front elevation.

Bedroom Two 15' 1" x 8' 0" (4.61m x 2.43m)

Having a radiator, access to loft space and double glazed windows to both the front and rear elevations.

Bedroom Three 8' 6" x 8' 2" (2.59m x 2.48m)

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



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Bedroom Four 8' 10" x 7' 7" (2.69m x 2.30m)

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

Family Bathroom 6' 5" x 5' 5" (1.96m x 1.66m)

Being refitted and having a suite comprising of a panelled bath with a chrome mixer tap, pedestal wash basin with chrome mixer tap and low level WC. Chrome towel radiator, part tiled walls, tiled floor and double glazed window to the rear elevation.

Outside - Front

The property sits on a corner plot with the driveway providing off-road parking and leading to the garage. The remainder of the garden is mainly laid to lawn with a variety of beds having plants, shrubs and trees.



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Garage 17' 4" x 8' 9" (5.28m x 2.66m)

Having an up and over door to the front elevation and internal door into the kitchen.

Outside - Rear

The pleasant and private rear garden includes a block paved seating area, and the remainder of the garden is mainly laid to lawn with low maintenance slate area. There are a variety of beds with plants shrubs and trees and the garden has gated side access and is enclosed by panel fencing.

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Energy Efficiency Rating		
Very energy efficient - best rating code	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		80
D (55-68)		
E (39-54)		57
F (21-38)		
G (1-20)		

Best energy efficient - higher rating costs
 England & Wales EU Directive 2002/91/EC
 www.EPC.UK.COM



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