



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: D

Penkrige Stafford

Paget Close Penkrige
Stafford Staffordshire



Located on the edge of the popular market town of Penkrige overlooking fields to the rear, you will be hard pressed to find a property in a better position than this superb four bedroom detached home.

Sitting on a small cul-de-sac this superbly appointed home offers spacious room proportions and comprises an entrance hall, large living room with open plan contemporary kitchen/diner to the rear with a conservatory off. Also, to the ground floor is both a utility room and guest w.c. whilst upstairs are four good sized bedrooms, not a box room in sight. There is also a family bathroom with a white suite whilst the master bedroom benefits from having its own en-suite facilities. Outside, the property benefits from having a double width tarmac driveway in front of the single garage whilst there is access leading down the side of the property to an enclosed rear garden which is laid mainly to lawn with two separate paved patios. This property thoroughly deserves a closer inspection so book in your viewing today.

- Four Bedroom Detached House
- Superb Position Backing Onto Fields
- Ample Parking, Garage & Rear Garden
- Lounge, Modern Kitchen Diner & Conservatory
- Contemporary Bathroom & En-Suite
- Four Good Sized Bedrooms, Utility Room & Guest WC

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Entrance Hallway

Being accessed through a double glazed entrance door opening into an entrance hall which has a radiator, recessed ceiling spotlights and a staircase leading up to the first floor accommodation.

Living Room 14' 11" x 12' 1"(MAX) (4.55m x 3.69m(MAX))

A beautifully appointed and spacious living room having a contemporary gas fire with solid granite hearth below which provides an attractive focal point to the room. The lounge is fitted with laminate wood effect flooring, a radiator and ceiling coving and two double glazed windows to the front elevation.

Kitchen/Diner 17' 9" x 12' 0"(MAX) (5.4m x 3.65m(MAX))

The superbly refitted contemporary kitchen has been knocked through to the dining area to create a wonderful open plan space. There are a range of matching base and eye level units and fitted work surfaces having an inset one and a half bowl stainless steel sink with chrome mixer tap and tiled splash back. Range of integrated appliances including a double oven,



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four ring gas hob with a stainless steel cooker hood above. Tiled floor, glazed window and a useful under stairs storage cupboard. The dining area is fitted with wood effect laminate flooring and has a separate radiator and double glazed double doors lead to:

Conservatory 12' 4" x 8' 11" (3.75m x 2.71m)

The conservatory is constructed from a low level brick base with double glazing set above. Side facing double doors lead out to the garden and the conservatory has a tiled floor.

Utility Room 6' 0" x 5' 9" (1.82m x 1.75m)

The utility room is fitted with a matching base and eye level units to those in the kitchen with a wood block work surface, Belfast style sink with chrome mixer tap and tiled splash backs. There are spaces for a washing machine and tall fridge/freezer. Tiled floor, radiator, double glazed window and rear and a double glazed exterior door leading out to the garden.

Guest WC

Having a wash hand basin with a storage cabinet beneath and low level WC. The tiled floor continues through from the utility room, there is a radiator and double glazed window to the side elevation.

Landing

Having access to loft space and a cupboard containing the gas fired central heating boiler.

Bedroom One 12' 3" x 12' 3"(MAX) (3.74m x 3.74m(MAX))

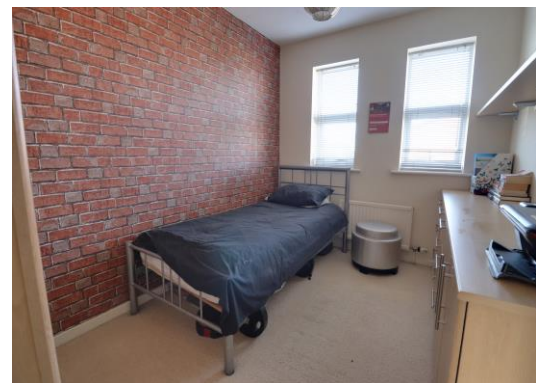
This large main bedroom benefits from having built-in wardrobes with mirror fronted sliding doors, radiator, laminate flooring and two double glazed windows to the front elevation.

En-suite (Bedroom One) 9' 0" x 3' 8" (2.74m x 1.13m)

The en-suite is fitted with a white suite which includes a low level flush w.c., pedestal wash hand basin and a shower enclosure with MIRA shower over. There is a vinyl wood effect flooring, radiator and side facing UPVC double glazed window.

Bedroom Two 11' 11" x 9' 1"(MAX) (3.63m x 2.77m(MAX))

A second good-sized double bedroom with a radiator and dado-rail. Double glazed window to the side elevation and double glazed window to the rear elevation enjoying the views.





Bedroom Three 11' 5" x 8' 0" (3.49m x 2.43m)

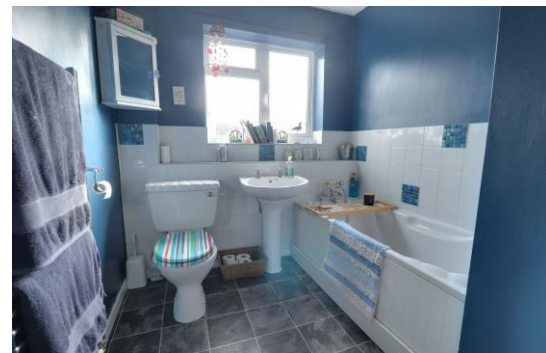
A third good-sized bedroom having a range of built-in bedroom furniture including wardrobes, drawers and base cabinets. Radiator and two double glazed windows to the front elevation.

Bedroom Four 11' 11" x 7' 2"(MAX) (3.62m x 2.18m(MAX))

By no means, a box room is this good sized fourth bedroom which is again fitted with a range of matching bedroom furniture which include wardrobes, drawers and base cabinets. Laminate flooring, radiator, and double glazed window to the rear elevation.

Bathroom 8' 10" x 6' 11" (2.69m x 2.11m)

The contemporary family bathroom is fitted with a white suite which includes a panelled bath with chrome mixer tap and shower head attachment, pedestal wash hand basin and low level W.C. Chrome heated towel rail, tile effect flooring, recessed ceiling spotlights and a double glazed window to the rear elevation.



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Outside - Front

A double width tarmacadam driveway leads up to the garage and provides parking for up to two vehicles. It is flanked to one side by a lawned garden with a well stocked shrubbed bed whilst a paved pathway leads up one side of the property through a timber pedestrian access gate which leads to the rear garden.

Garage 17' 1" x 7' 10" (5.21m x 2.39m)

Having an up and over door to the front, power and lighting. A side facing exterior door with glazed panels inset gives access to the rear garden.

Outside - Rear

To the rear is an enclosed garden which is laid mainly to lawn with well stocked shrubbed borders whilst there is a paved Indian stone patio area, gravel area, space for a storage shed.

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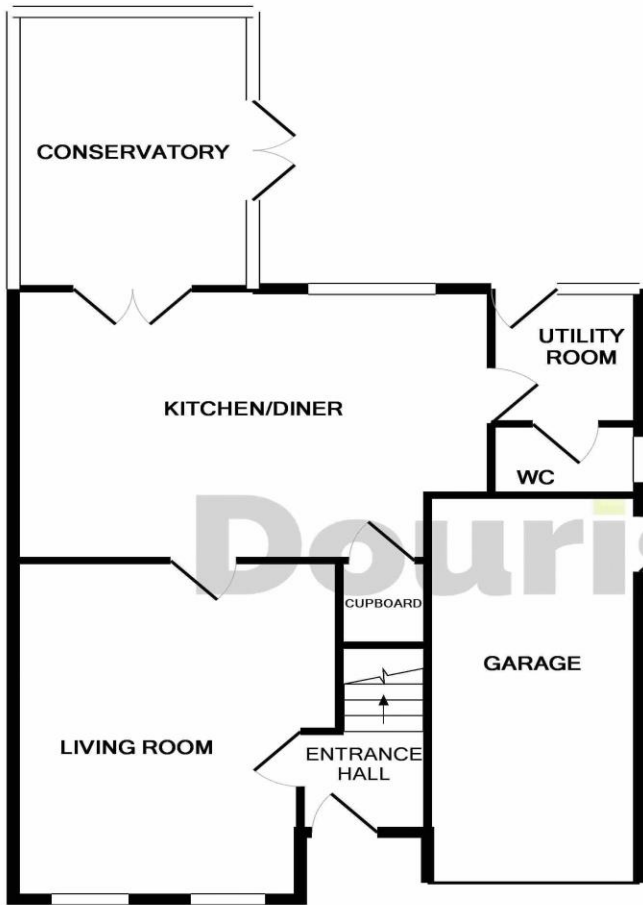


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GROUND FLOOR



1ST FLOOR

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