



£425,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: E

Penkrige Stafford

Poplar Close Penkrige
Stafford Staffordshire

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Generously proportioned detached homes ideal for the family purchaser are exceptionally hard to come by in today's market, in particular within sought after village locations such as Penkrige.

Having an absolute array of amenities ranging from, train station to London Euston, M6 & M54 motorways, mini supermarkets, post office, high street shops galore and outstanding schooling, Penkrige is a perfect location to suit all. This detached home has a superb lay out with an inviting hallway, Open plan kitchen/diner/living space, utility, guest w/c, good size dual aspect lounge which really compliments the ground floor. The first floor offers en-suite master bedroom, there are three more further bedrooms and a smart contemporary family bathroom. Meanwhile, externally this property is even more appealing being positioned on a prominent position in this very pleasant modern development. There is an attractive rear garden, ample off-road parking and a garage, what more could you possibly ask for? Don't delay and book your viewing today as this ideal family home will no doubt be very popular!!

- Modern Executive Detached
- Contemporary Living Kitchen
- Four Bedrooms & An Ensuite
- High Specification & Upgrades
- Garage & Driveway
- Borders Off Penkrige Village

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hellopenkrige@dourishandday.co.uk



Entrance Hallway

An inviting hallway accessed via a double glazed composite front entrance door with decorative storm canopy over, and having a turned staircase off, rising to the First Floor Landing & accommodation with a useful under stairs storage cupboard, Karndean flooring, radiator, and internal doors off, providing access to;

Guest WC

Fitted with a white contemporary style suite comprising of a low-level WC and a wall mounted "floating" wash hand basin with chrome mixer tap. In addition, there is ceramic splashback tiling to the walls, an extractor fan, and radiator.

Living Room 20' 2" x 13' 11" (6.15m x 4.23m) (measured INTO bay window recess)

A bright & spacious dual-aspect reception room, having Karndean flooring, radiator, double glazed windows to both the front and side elevations, the side one being a walk-in bay window.



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Kitchen & Family Living Space 21' 4" x 15' 7" (6.5m x 4.74m) (maximum measurements)

A truly stunning hub of the home featuring a high quality range of fitted modern & contemporary styled wall, base & drawer units with quartz effect work surfaces over to two sides with matching splashback upstands, and incorporating an inset sink with etched work surface drainer & chrome mixer tap. Appliances include; a four-ring gas hob with matching splashback rising to a stainless steel extractor hood over, an integrated electric eye-level double oven & grill, integrated microwave oven, an integrated fridge/freezer, and integrated dishwasher. In addition, there is inset ceiling spotlighting throughout, Karndean flooring, two radiators, a double glazed window to the front elevation, a further double glazed window to the rear elevation, and also double glazed French doors providing views and access to the rear garden. There is a further internal door leading through to the Utility Room.



Utility Room 7' 1" x 5' 3" (2.17m x 1.59m)

Having matching wall & base unit with work fitted work surface over, with space & plumbing beneath to accommodate a washing machine & condensing dryer. There is Karndean flooring, inset ceiling spotlighting, radiator, a wall mounted gas central heating boiler, and extractor fan.



First Floor Galleried Landing

Having an access hatch to the loft space, a useful built-in storage cupboard with door, and internal doors off, providing access to;

Bedroom One 11' 7" x 10' 7" (3.52m x 3.22m)

A double bedroom featuring fitted wardrobes with sliding mirrored fronts, and having a double glazed window to the front elevation, radiator, and further internal door to the En-suite.



En-suite (Bedroom One) 7' 2" x 5' 3" (2.19m x 1.60m)

Fitted with a white suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap & cupboard beneath, and a fully tiled walk-in shower cubicle with glass screen housing a mains-fed shower. In addition, there is ceramic splashback tiling, vinyl flooring, inset ceiling spotlighting, an extractor fan, radiator, and a double glazed window to the side elevation.

Bedroom Two 10' 10" x 10' 8" (3.29m x 3.24m)

A second double bedroom, having a double glazed window to the rear elevation, and radiator.





Bedroom Three 11' 2" x 9' 3" (3.40m x 2.83m)

A third double bedroom, being dual-aspect having double glazed windows to both the front & side elevations, and radiator.

Bedroom Four 9' 0" x 8' 8" (2.74m x 2.63m)

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

Family Bathroom 9' 9" x 5' 6" (2.96m x 1.68m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap & cupboard beneath, and a panelled bath with chrome side-fill mixer taps and hand-held shower attachment. In addition, there is a separate fully tiled walk-in shower cubicle housing a mains-fed mixer shower, inset ceiling spotlighting, towel radiator, vinyl flooring, an extractor fan, and a double glazed window to the front elevation.



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Outside Front

The property is accessed over a tarmacadam driveway to the side, providing off-street parking, and continuing to provide access to the Garage, and paved pathway to the front entrance.

Garage

Having an up and over access door to the front elevation.

Outside Rear

An enclosed and well maintained rear garden, being laid mainly to lawn, having a paved patio seating/outdoor entertaining area, an access gate to the driveway, and is enclosed by panelled fencing & brick walling.



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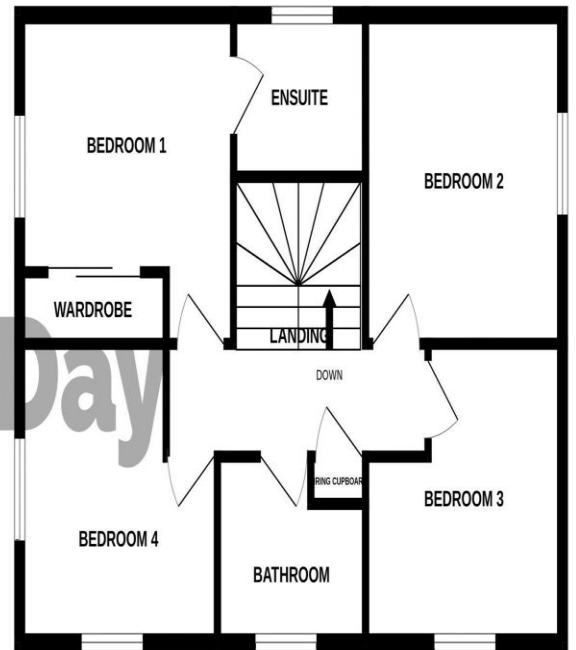
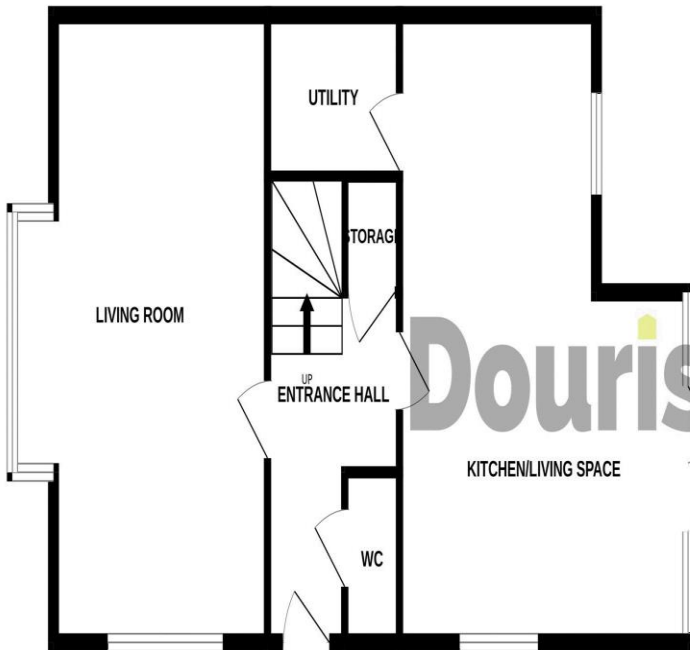
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GROUND FLOOR

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
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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