



Ash Close, Penkridge, Staffordshire

Offers Over £400,000

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Ash Close, Penkridge, Staffordshire

LEE COOKE eXp PRESENTS THIS 4 BEDROOM STUNNING MODERN DETACHED CORNER PLOT HOME – SEMI-RURAL LUXURY LIVING: REF LC1235

A lovely corner-plot modern detached family home situated on a pleasant semi-rural development in the ever-sought-after village of Penkridge, Staffordshire.

This property was built by Bloor Homes in 2023 and still benefits from remaining builders' warranties.

The property is approached via a pleasant frontage with corner-plot gardens. Externally there is ample off-road parking to the rear, access to a single garage with upper storage and gated access leading to the pleasant enclosed rear garden.

Internally the accommodation briefly comprises: an entrance hall, a ground-floor guest WC, and a superb open-plan entertainment kitchen-diner with sitting area and separate utility room. Also on the ground floor is a spacious dual-aspect family lounge providing excellent natural light and flexible living space. The first floor has a landing, four double bedrooms, with the master bedroom served by an ensuite and a separate modern family bathroom.

Location & Area

Penkridge is a thriving and historic Staffordshire village with an attractive market town feel. The village offers a good range of everyday amenities including independent shops, supermarkets, twice-weekly markets and a variety of cafés, pubs and restaurants, together with local doctors' and dental services and community facilities. The village is served by Penkridge railway station and has easy road access to the M6 and M54 motorways, making regional travel straightforward.

Local favourites include Jaspers Village Bakery a well regarded local bakery popular with residents & TFM Farm & Country Superstore for rural and practical shopping needs.





ENTRANCE HALL

Having a feature **double-glazed composite door** to the front access with an **open traditional-style canopy**. Stairs lead to the first-floor landing with **doors to various rooms**, a **storage cupboard with internet access**, and a **central heated radiator**.

GROUND FLOOR GUEST WC

Fitted with a modern suite comprising a **low-flush WC** and **wall-mounted wash basin**, with **extractor fan**, **central heated radiator**, and **door leading to the entrance hall**.

FAMILY LOUNGE (20'3" x 13'9" into bay)

A spacious dual-aspect lounge featuring a **double-glazed walk in bay window** to the side and a **double-glazed window** to the front, offering excellent natural light. Includes **central heated radiator**, **Ethernet** and **telephone connection** and **door leading to the entrance hall**.





ENTERTAINMENT KITCHEN DINER (20'2" x 14'7" max)

A superb open-plan living and dining space ideal for entertaining, featuring double-glazed windows to both front and rear and French doors leading to the rear garden area. The kitchen offers a comprehensive range of fitted wall and base units with square-edged work surfaces, one-and-a-half bowl sink unit, and a range of AEG integrated appliances, including a four-burner gas hob, electric AEG Double Oven with matching extractor hood, Zanussi integrated fridge freezer and Zanussi integrated dish washer. Finished with two central heated radiators and doors leading to various rooms and spotlights to ceiling.

UTILITY ROOM (7'1" x 5'7")

Having an **extractor fan, wall-mounted boiler, base units with roll-top work surfaces, door leading into the kitchen diner, central heated radiator**, and a practical space for additional appliances.



BEDROOM ONE (10'8" x 11'7" plus wardrobes)

A lovely principal bedroom with double-glazed windows to the front, built-in wardrobes, central heated radiator, aerial point, door leading to the ensuite and Ethernet connection.

ENSUITE

Fitted with a modern suite comprising a **walk-in shower area, wall-mounted wash basin, and low-flush WC**. Also featuring an **extractor fan, spotlights to ceiling, double-glazed window to side, and central heated radiator**.

BEDROOM TWO (10'9" x 11'0")

A versatile double bedroom with double-glazed window to the rear, central heated radiator, and door to first-floor landing.



BEDROOM THREE (11'3" x 9'3")

A bright double bedroom with dual double-glazed windows to front and side, central heated radiator, and door leading to the landing.

BEDROOM FOUR (9'2" x 8'5")

Double bedroom with a double-glazed window to the side, central heated radiator, and door leading to the landing.

FAMILY BATHROOM

Fitted with a contemporary suite comprising a panelled bath with wall-mounted taps, low-flush WC, walk in shower, towel rail and wall-mounted wash basin. Also featuring a double-glazed window to the front, spotlights and central heated radiator.





FRONT GARDEN

The property enjoys a **prominent corner plot position** with an attractive **frontage and well-maintained gardens** wrapping around the home. A **feature traditional-style canopy** frames the main entrance, offering a welcoming approach. The corner plot provides **excellent kerb appeal** with neatly presented lawned areas, planted borders, and a pathway leading to the **composite front door**. To the side and rear, there is **ample off-road parking** providing space for multiple vehicles, together with **access to a single garage** featuring **upper storage space**.

REAR GARDEN

The pleasant enclosed rear garden is accessed via double-glazed French doors from the kitchen diner, creating a seamless flow from indoor to outdoor living – perfect for entertaining or relaxing. This private garden features a paved patio seating area, ideal for outdoor dining, leading to a lawned section enclosed by timber fencing for privacy and security. A gated side access provides convenient entry to the



FIRST FLOOR LANDING

Having **stairs rising from the ground floor** with **handrail and spindles**, **loft access**, **storage cupboard**, and **doors leading to all bedrooms and family bathroom**.



