



7 Naggington Drive, Penkridge, ST19 5TA

Dixon & Co

Sales Lettings Commercial

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www.dixonand.co



Set on the south side of Penkridge, this spacious detached property is a must-see for the discerning family. This delightful home is located in a quiet cul-de-sac, providing the perfect mixture of privacy, a friendly neighbourhood atmosphere and access to the village centre. It is in an excellent school catchment for all school levels and the village has a full range of local shops and amenities as well as a twice weekly market.

The property offers well-proportioned accommodation and has the benefit of full gas central heating with radiators in all rooms and double glazing throughout. The accommodation comprises; a lounge, kitchen/diner, guest w/c, utility, four double bedrooms, one with en-suite and a family bathroom.

Nagington Drive has superb transport links. It is ideally located for commuting by rail or road with excellent motorway access links at junctions 12 and 13 of the M6 Motorway and Penkridge railway station providing main line access to all major cities.

Hall: The property is accessed via a porch into a through hall leading to reception rooms.

Lounge: Set to the front of the property with contemporary décor and a fireplace as its main focal point, this is the perfect place for relaxing.

W/C: A useful guest w/c comprising w/c and wash hand basin.

Utility: Set adjacent to the kitchen and with a door leading out to the rear, this is a good space with plenty of units for storage.



Kitchen: This is the real showstopper of the property. Set to the rear aspect with views over the garden, this spacious kitchen is perfectly zoned for cooking and dining. The open plan design is completely on trend and an enjoyable place for the discerning chef and perfect for parties. Fully fitted with an integrated appliances, there is an array of solid oak shaker style units with quartz worktops offering a clean uncluttered look to this area. There is a double oven with electric hob and overhead extractor and LED lighting offering great ambience to this stylish kitchen.



Bedroom 1: The Master Bedroom is a large double room facing the front aspect of the property with fitted wardrobes providing ample storage. The recently installed ensuite comprises, corner shower unit, back to wall w/c and a basin with floor standing vanity unit. Fully tiled with a contrasting mosaic border, adding to the stylish décor.

Bedroom 2: Located at the rear aspect, this is another double room.

Bedroom 3: A large double room facing the rear aspect.

Bedroom 4: Another double room set to the front of the property.



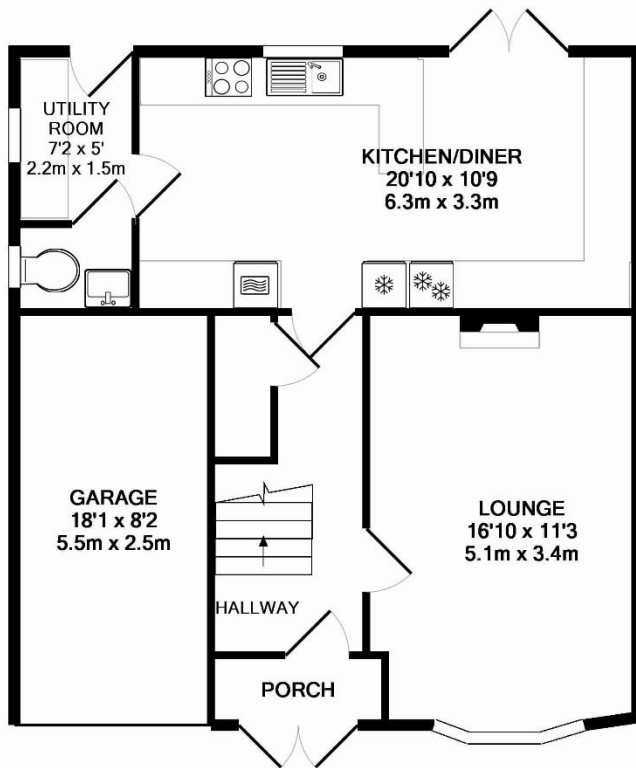
Family Bathroom: Recently refitted to a high standard to provide a luxurious spa-like experience the contemporary design fits in with the rest of this stylish property and comprises a modernist suite including a bath, separate shower cubicle, w/c and vanity unity with a recessed wash hand basin.

Garden: A low maintenance enclosed garden which is the ideal blank canvass for any gardener. A spacious patio provides the opportunity of Al Fresco dining; or perhaps an after-work glass of wine.

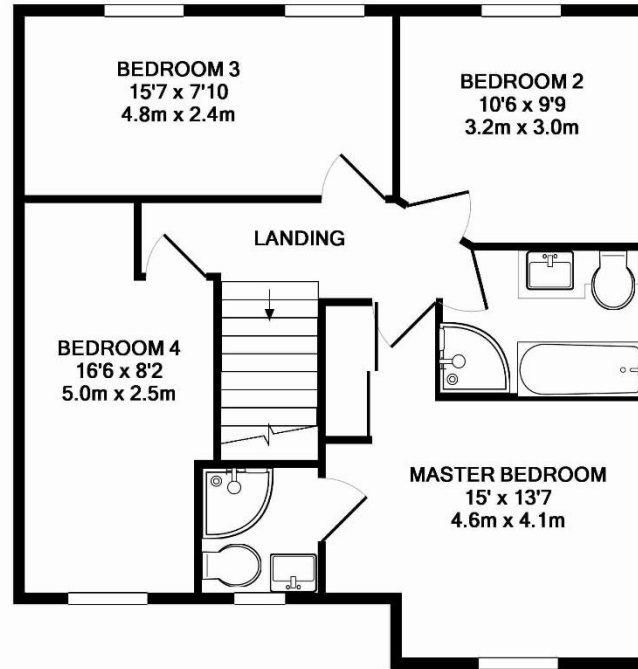
Garage: With power and lighting and a door for rear access.

Parking: There is off road parking available on a block paved drive.





GROUND FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 664 SQ.FT.
(61.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1385 SQ.FT. (128.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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