



28 Nursery Drive, Penkridge, ST19 5SJ



Set in a cul-de sac position on the west side of Penkrige, this detached family home is immaculately presented with open views to the rear. It is close to the heart of the village which has a full range of amenities, as well as the twice weekly market.

Nursery 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 Penkrige railway station providing main line access to all major cities.

Lounge: This elegant living room, set to the rear aspect, has French doors with glass side panels which let copious amounts of light flood into this room giving it a light and airy feel. A feature fireplace with a remote control living flame gas fire provides a lovely focal point and neutral carpet and décor compliments this space, which is perfect for entertaining and for family life.

Dining Room: Set to the front aspect of the property with a bay window, this is a lovely entertaining space with views onto the front garden.

Conservatory: This versatile space is an added bonus and with open views over the surrounding countryside you can sit and enjoy the garden whatever the weather. The abundance of natural light is guaranteed to lighten even the most sombre of moods and an effective transition from living room to garden.

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



Kitchen: Set to the rear aspect with views over the garden and the open fields beyond; washing up will no longer be a chore. This spacious kitchen is large enough to support informal dining. There are ample working surfaces for food preparation and an array of beech effect units with concealed inset lighting. It has an integrated dishwasher, electric oven and grill, a gas hob with 4 burners and an overhead glass extractor to keep the kitchen fresh. Tiled flooring compliments the décor.



Bedroom 1: The master bedroom is a large double bedroom facing the front aspect of the property with a built-in wardrobe providing ample storage. The en-suite comprises, shower unit, w/c and semi-recessed basin atop a gloss vanity unit.

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

Bedroom 3: Set to the rear of the property, this is a good sized room.

Bedroom 4: Another double room set to the front of the property currently used as a study.

Family Bathroom: A white suite comprising; bath, w/c, basin and contemporary tiling.

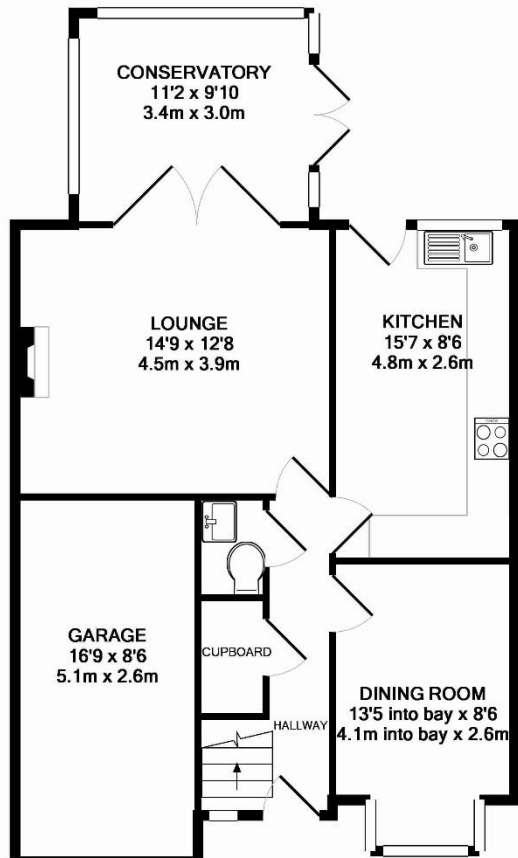


Garden: A low maintenance enclosed garden with well stocked borders of plants and shrubs. A fish pond creates a focal point adding beauty and interest to the landscape of the garden whilst being environmentally friendly by attracting a variety of wildlife. The stunning open views to the rear of this property are a real bonus and add to the charm of this delightful property.

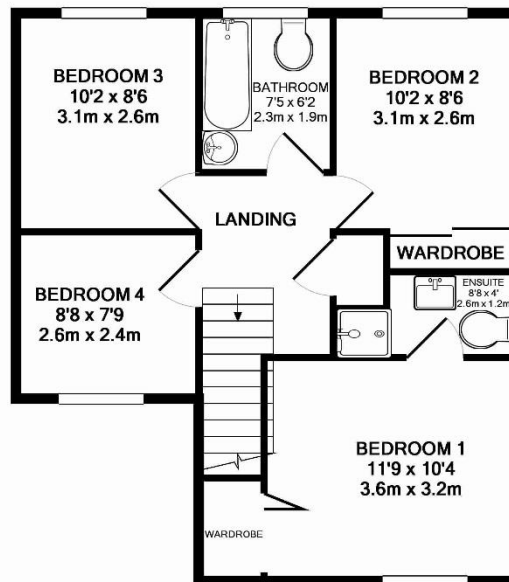
Garage: With power and lighting.

Parking: There is off road parking available on a tarmacadam drive. An adjacent lawn garden has a display of established plants softening the approach and makes a welcoming first impression.





GROUND FLOOR
APPROX. FLOOR
AREA 769 SQ.FT.
(71.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1310 SQ.FT. (121.7 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
Made with Metropix ©2016

AGENTS NOTES

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

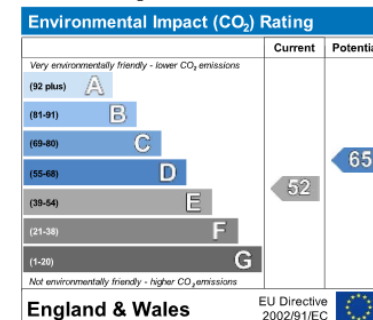
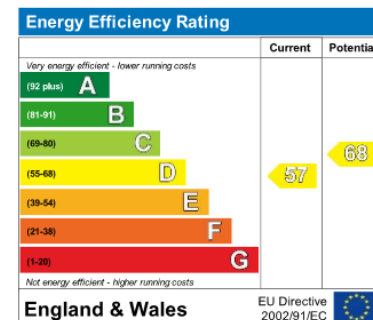
Energy Performance Certificate



28, Nursery Drive, Penkridge
STAFFORD
ST19 5SJ

Dwelling type: Detached house
Date of assessment: 23 March 2012
Date of certificate: 31 March 2012
Reference number: 8842-6927-9440-4637-6922
Type of assessment: RdSAP, existing dwelling
Total floor area: 101 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	269 kWh/m ² per year	196 kWh/m ² per year
Carbon dioxide emissions	5.2 tonnes per year	3.8 tonnes per year
Lighting	£91 per year	£54 per year
Heating	£786 per year	£616 per year
Hot water	£156 per year	£113 per year

You could save up to £249 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.