



26 Blount Close, Penkrige, ST19 5JJ



Set on the south side of Penkrige, this extended detached property is a must-see for the discerning family. This delightful home is located at the head of a small 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.

Blount Close 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.

Conservatory: A superb addition to the property with the benefit of extra ground floor space to enjoy the garden whatever the weather.



Lounge: A large living room with a bay window and a living flame gas fire suite as its focal point.

Kitchen: This extended spacious kitchen is perfectly zoned for cooking and dining with a central island. The open plan design is completely on trend and is ideal for entertaining. Fitted with a range of ivory units providing plenty of storage; there are integrated appliances, including dishwasher, fridge, freezer, microwave, and oven with separate grill. The hob has overhead extractor and concealed lighting provides the finishing touch and ambience to this stylish kitchen.



Bedroom 4: The garage has been converted to a 4th bedroom with the benefit of en-suite.

Wet Room: A contemporary design with tiling throughout incorporating a contrasting mosaic panel; comprising a large shower area, w/c and pedestal wash hand basin.

Bedroom 1: The master bedroom is a large double bedroom facing the front aspect of the property with fully fitted wardrobes providing ample storage.

Bedroom 2: Located at the rear aspect, this is another double room with views over the garden.

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

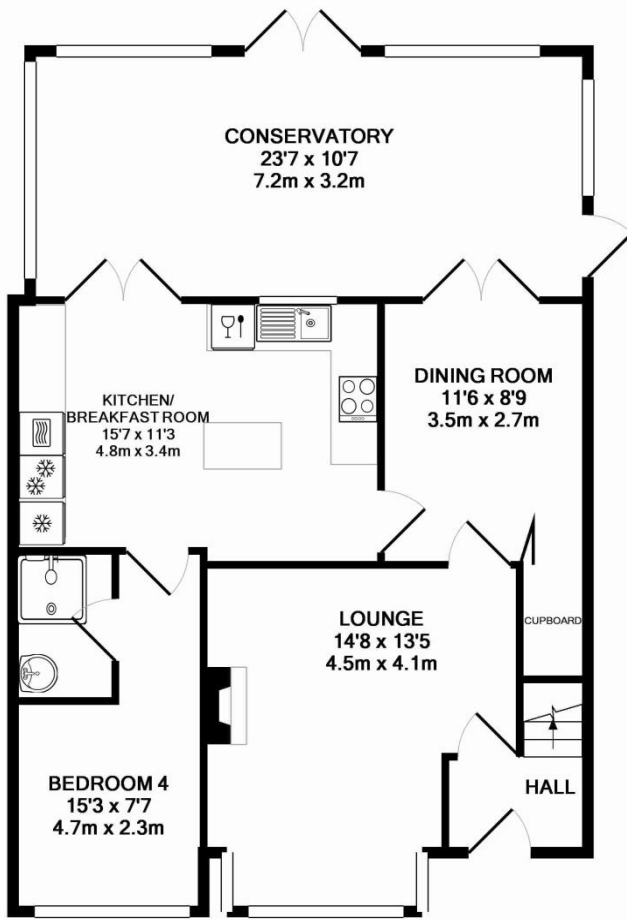
Family Bathroom: A white suite comprising; bath, with overhead shower and glass screen, w/c and pedestal wash hand basin. The room has been extensively tiled for ease of maintenance.



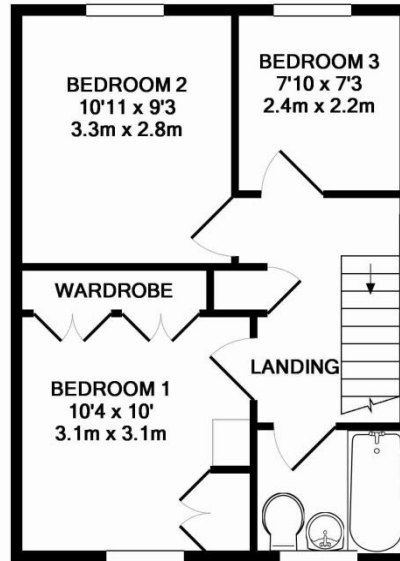
Garden: A good size garden laid mainly to lawn, with surrounding panel fencing and a patio area to the rear of the garden; ideal for entertaining and Al Fresco dining. This is a blank canvas for the budding gardener and a safe and secure environment for the children to play in.

Parking: There is off road parking available for several cars on a gravel drive.





GROUND FLOOR
APPROX. FLOOR
AREA 861 SQ.FT.
(79.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1242 SQ.FT. (115.4 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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AGENTS NOTES

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Energy Performance Certificate



26, Blount Close, Penkridge, STAFFORD, ST19 5JJ

Dwelling type: Detached house
Date of assessment: 29 September 2015
Date of certificate: 29 September 2015
Reference number: 0230-2891-7018-9425-7255
Type of assessment: RdSAP, existing dwelling
Total floor area: 85 m²

Use this document to:

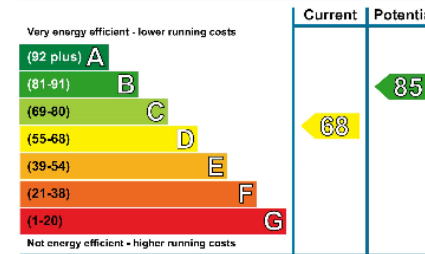
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,454
Over 3 years you could save	£ 567

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 165 over 3 years	
Heating	£ 1,830 over 3 years	£ 1,506 over 3 years	
Hot Water	£ 366 over 3 years	£ 216 over 3 years	
Totals	£ 2,454	£ 1,887	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 192	✓
2 Low energy lighting for all fixed outlets	£40	£ 78	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 192	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.