



## Penzance Way, Stafford, ST17 0FL

### Offers In The Region Of £365,000

Spacious Detached Family Home | Over 1,440 Sq Ft | Converted Garage | Two Reception Rooms | Four Bedrooms | Versatile Layout | Driveway Parking | Sought-After Location

Situated on the desirable Penzance Way in Stafford, this impressive detached home offers generous living space, flexible accommodation, and a family-friendly layout — all within a well-established residential area.

Built in 2002 and offering approx. 1,442 sq ft of internal space, the property features two reception rooms, including a bright and welcoming lounge and a separate dining/family room. The former integral garage has been thoughtfully converted into an additional reception room, currently used as a children's playroom — perfect for a snug, home office, or hobby space. To the rear of this room, there's separate external access to a useful storage area, ensuring practicality is maintained.

Upstairs, there are four well-proportioned bedrooms, including a spacious main bedroom with en-suite, plus a modern family bathroom. All rooms are tastefully presented and ideal for growing families.

Outside, the property offers a private rear garden, driveway parking, and enjoys a quiet position within this popular development.



## Location Highlights – Penzance Way, Stafford

Penzance Way is part of a well-regarded and established residential development situated on the south-eastern edge of Stafford, offering a peaceful setting with excellent connectivity and everyday convenience.

**Great for Commuters:** The property is ideally placed just a short drive from Stafford town centre and Stafford railway station, which provides direct trains to Birmingham, Manchester, and London Euston — making it an excellent base for commuters. The M6 (Junction 13 & 14) is easily accessible, offering swift road links north and south.

**Excellent School Catchment:** Families will appreciate being within catchment for several well-regarded primary and secondary schools, including St Anne's Catholic Primary and Walton High School, both of which are easily reachable.

**Local Amenities:** Just minutes away are a range of local shops, supermarkets, healthcare services, pubs, and takeaway options. Nearby Queensville Retail Park and Stafford town centre offer high street stores, independent boutiques, restaurants, and cafés.

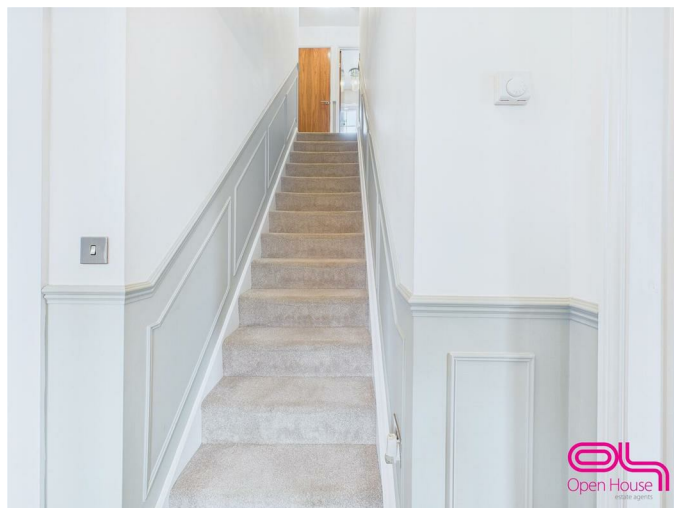
**Leisure & Outdoors:** The area is rich in green spaces — with Baswich Canal, Wildwood Park, and Stafford Castle all nearby for walking, running, and family outings. Stafford Leisure Centre and several gyms are also within easy reach.

**Family-Friendly Environment:** Penzance Way is known for its quiet streets and community feel, making it a safe and welcoming environment for families. There are also children's play areas and cycle paths close by.

This convenient yet peaceful location offers the perfect balance of town and countryside living, making it highly desirable for families, professionals, and downsizers alike.

## Ground Floor

## Entrance Hall



A bright and welcoming entrance hall finished with stylish panelled walls and plush neutral carpeting, setting the tone for the rest of the home. The hallway provides access to the main living areas and features a staircase leading to the first floor, offering a clean and elegant first impression.

## Lounge 14'0" x 11'6" (4.29 x 3.53)



A bright and spacious main reception room featuring a large bay window that fills the space with natural light. Stylishly decorated with a soft colour palette, the room boasts a feature fireplace with a modern surround, decorative coving, and high-quality wood-effect flooring. Ideal for relaxing or entertaining, the lounge flows seamlessly into the dining area, enhancing the open and connected feel of the home.

## Kitchen 10'2" x 11'1" (3.10 x 3.40)



A beautifully presented and well-equipped kitchen featuring a range of modern shaker-style wall and base units in a stylish grey finish, complemented by wood-effect worktops and a

bold geometric floor. A large window above the sink floods the room with natural light and provides a pleasant outlook over the rear garden. The layout includes an integrated gas hob with overhead extractor, space for appliances, and practical storage solutions

#### Reception Room 12'0" x 8'2" (3.67 x 2.51)



A versatile additional reception room, currently set up as a vibrant children's playroom. This space benefits from a large front-facing window allowing in plenty of natural light, recessed ceiling spotlights, and neutral carpeting for comfort. Formerly the integral garage, it offers flexibility to suit a variety of uses — ideal as a home office, snug, gym, or hobby room. There is also separate external access to a useful rear storage area, maintaining functionality.

#### Dining Room 9'10" x 8'7" (3.01 x 2.64)



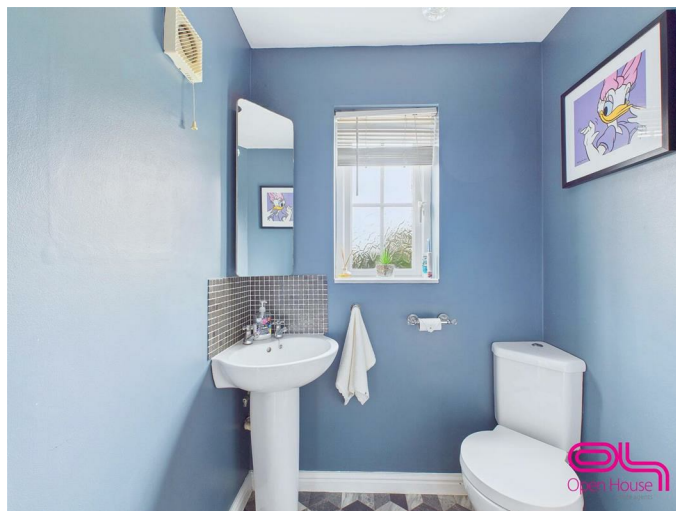
A bright and airy dining room with elegant décor and wood-effect flooring, offering a perfect space for family meals or entertaining guests. Stylish feature wallpaper adds character, while French doors open directly onto the rear garden, allowing for a lovely indoor-outdoor flow and

picturesque views over greenery beyond. Conveniently positioned off the lounge.

#### Utility Area

A compact yet practical utility space with matching cabinetry and wood-effect worktop, providing room for a washing machine and additional storage. Conveniently positioned with access to the rear garden, it's the perfect spot for laundry tasks while keeping the kitchen clutter-free.

#### Guest WC 3'11" x 5'3" (1.21 x 1.62)



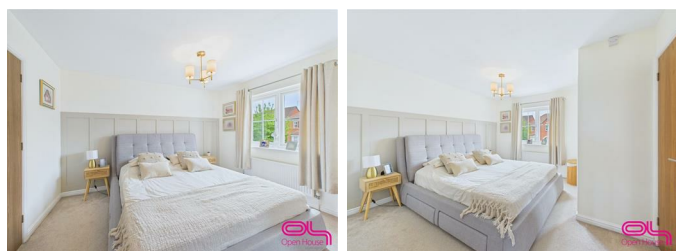
A stylish and practical ground floor cloakroom featuring a low-level WC and pedestal hand basin with mosaic tile splashback. Finished in a bold modern colour scheme with a frosted window providing natural light and ventilation — an ideal convenience for guests and busy households alike.

#### Storage Area 5'9" x 3'6" (1.76 x 1.08)

Located to the rear of the converted garage, this handy storage space is accessed externally and offers a practical solution for storing garden tools, bikes, or seasonal items — retaining some of the functionality of the original garage while keeping the internal space fully usable as a reception room.

#### First Floor

#### Master Bedroom 12'5" x 11'10" (3.79 x 3.63)



A spacious and stylish principal bedroom



featuring soft neutral décor, plush carpeting, and a large window that fills the room with natural light. A feature panelled wall adds a touch of elegance, while a built-in mirrored wardrobe provides ample storage space. A private en-suite completes this comfortable and well-appointed bedroom.

#### Ensuite 5'8" x 5'5" (1.73 x 1.67)



A sleek and modern en-suite shower room featuring a corner shower enclosure with rainfall shower head, low-level WC, and pedestal wash basin. Fully tiled in contemporary grey tones with a frosted window providing natural light and ventilation, this stylish space offers both comfort and convenience for the master bedroom.

#### Bedroom Two 14'0" x 9'5" (4.27 x 2.88)



A bright and cheerful double bedroom, currently styled as a vibrant child's room. Featuring a front-facing window that brings in plenty of natural light, the room offers ample space for a bed, wardrobe, and study area. Neatly finished with soft carpeting and playful decor, it would also make an excellent guest room or home office depending on your needs.

#### Bathroom 6'7" x 7'5" (2.02 x 2.28)



A beautifully finished modern bathroom featuring a sleek three-piece suite, including a contemporary freestanding bathtub with handheld shower attachment, low-level WC, and wash basin. Fully tiled in neutral tones with a striking textured feature wall, chrome heated towel rail, and wood-effect flooring. A frosted window allows in natural light while maintaining privacy, and a stylish light fitting adds a touch of luxury.

#### Bedroom Three 10'0" x 7'11" (3.06 x 2.43)



A cheerful and well-sized bedroom overlooking the rear garden, currently decorated as a fun and colourful child's room. The space comfortably accommodates a single bed, wardrobe, and additional furniture, with a large window providing plenty of natural light. A great option for a child's bedroom, nursery, or flexible guest space.

#### Bedroom Four 6'8" x 6'9" (2.04 x 2.07)



A bright and compact bedroom currently used as a dressing space and home office. Featuring a large window with leafy views and built-in double wardrobe, it offers excellent versatility — ideal as a single bedroom, nursery, office, or hobby room.

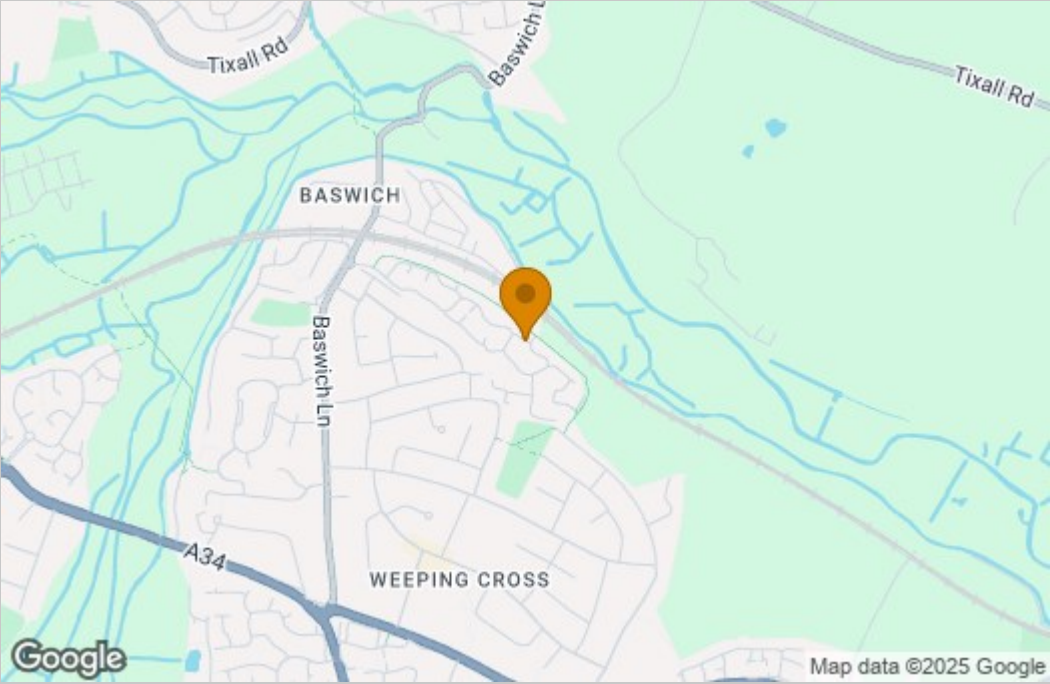
#### Garden



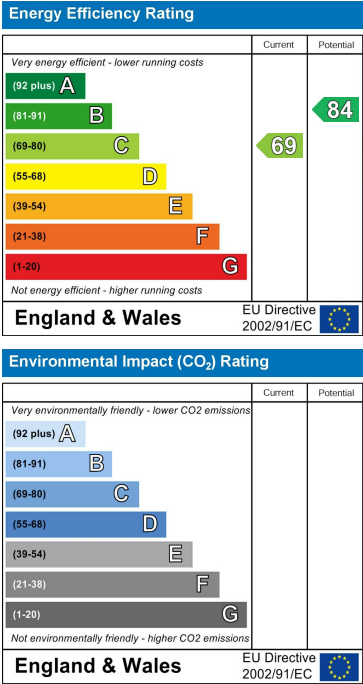
The rear garden offers a fantastic blend of space, privacy, and views — perfect for family life and outdoor entertaining. A raised stone patio provides an ideal seating or BBQ area, while steps lead down to a secure lawn bordered by mature shrubs. With open green space beyond the fence and a pleasant outlook over surrounding countryside, the garden feels peaceful and well-connected to nature. A great outdoor space for children to play, with potential for further landscaping or personalisation.

Floor Plan

Area Map



Energy Efficiency Graph



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