



Celandine

Kettlebrook, Tamworth, Staffordshire, B77 1BG

Offers In The Region Of £425,000

Property Features

- Extended Four Bedroom Detached Residence
- Reception/Through Hallway
- Lounge, Separate Dining Room
- Fitted Breakfast Kitchen
- Conservatory
- Home Office
- Utility Room, Guest Cloakroom
- Master Bedroom with Built-in Wardrobes and Refitted En-suite
- Three Further Bedroom, Refitted Family Bathroom
- Double Garage, Driveway, Rear and Side Gardens

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this stunning extended four bedroom detached family home occupying a generous sized plot within this highly popular residential development. The property has benefits to include UPVC double glazing, gas fired central heating along with a stunning conservatory, with accommodation briefly comprising: reception/through hallway, lounge, separate dining room, guest cloakroom, fitted breakfast kitchen, utility room, home office, master bedroom with built-in wardrobes and refitted en-suite, three further bedrooms, refitted family bathroom, double garage, sweeping tarmac driveway, beautifully presented rear and side garden. Internal viewing is considered essential.

This beautiful family home occupies a truly enviable position at the end of this popular cul-de-sac and occupies a particularly generous sized plot. The property itself is set behind a full width tarmac driveway with block paved border which provides ample off road parking facilities along with access to the double garage, further access is provided to both side garden gates along with the front entrance with canopy storm porch, external courtesy lighting and a composite front door leading through to:

RECEPTION HALLWAY

Being a through hallway with a staircase leading off to the first floor landing, ceiling light point, laminate flooring, built-in understairs storage cupboard, doors to:

GUEST CLOAKROOM

Refitted with a white suite of close coupled WC and wash hand basin set in vanity unit with tiled splashback, ceiling light point, extractor fan, radiator, laminate flooring obscure UPVC double glazed window to the side.

LOUNGE

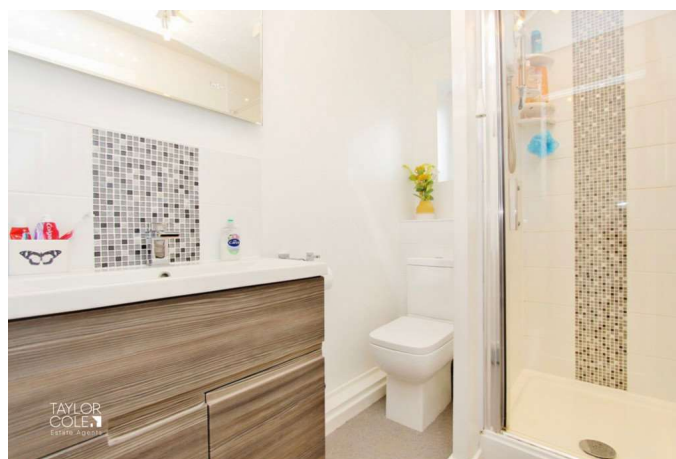
17' 5" (into bay)" x 11' 4" (5.31m x 3.45m)

This attractive room has a feature marble fire surround with black marble inset and matching raised hearth with 'living flame' gas fire, UPVC double glazed bay window to the front, two ceiling light points, coving to ceiling, two wall light points, two radiators, double doors leading through to:

DINING ROOM

10' 6" x 10' 8" (3.2m x 3.25m)

This well proportioned room has UPVC double glazed sliding patio doors leading out into the conservatory, ceiling light point, coving to ceiling, radiator, laminate flooring, door to hallway.



HOME OFFICE

16' 8" x 7' 8" (5.10m x 2.35m)

Offering flexible accommodation and could easily be used as a childrens playroom or family room and having a UPVC double glazed window to the front, ceiling light point, radiator, built-in cupboard housing the 'Glowworm' central heating boiler.

STUNNING CONSERVATORY

12' 8" x 16' 5" (3.87m x 5.01m)

This fantastic high quality addition to the home is of brick and UPVC double glazed construction, with glass roof, wall mounted electric heaters, power points, laminate flooring, UPVC double glazed French doors leading out onto the garden patio.

FITTED BREAKFAST KITCHEN

13' 2" x 8' 6" (4.01m x 2.59m)

Fitted with an excellent range of matching base units and drawers with roll top working surfaces over to include breakfast bar, having complementary tiling surrounds, inset single drainer sink unit which is set below a UPVC double glazed window which overlooks the rear garden, built-in oven, four ring gas hob with extractor hood over, integrated fridge, integrated dishwasher, feature kickboard lighting, additional range of matching wall mounted cupboards to include two glass fronted display cabinets with inset lighting, ceiling light point, radiator, laminate flooring door to:

UTILITY ROOM

7' 1" x 5' 8" (2.16m x 1.73m)

Fitted with a double base unit with roll top working surface over and complementary tiling surround, inset single drainer sink unit with hot and cold mixer tap over, recess and plumbing for automatic washing machine, space and point for full height fridge/freezer, additional range of matching wall mounted cupboards, ceiling light point, radiator, laminate flooring, UPVC double glazed door leading to the conservatory.

FIRST FLOOR LANDING

Having access to loft, ceiling light point, built-in cupboard, doors to:

MASTER BEDROOM

15' 9 (to wardrobe fronts)" x 13' 1 (to wardrobe fronts)" (4.8m x 3.99m)

This spacious and well presented double bedroom has two built-on double wardrobes, two UPVC double glazed windows to the front, ceiling light point, additional downlighter, radiator, door to:

LUXURY EN-SUITE

Fitted with a white suite of fully tiled and enclosed shower cubicle with 'Triton' shower fitment, close coupled WC and wall hung wash hand basin set in vanity unit with tiled splashback, ceiling light point, extractor fan, electric shaver point, chrome coloured heated towel rail, obscure UPVC double glazed window.

BEDROOM TWO

12' 1" x 10' 7" (3.68m x 3.23m)

This double bedroom has a built-in double wardrobe, UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.

BEDROOM THREE

7' 6" x 10' 0" (2.29m x 3.05m)

With a built-in double wardrobe, UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.



BEDROOM FOUR

10' 1" x 8' 1" (3.07m x 2.46m)

Bedroom four has a built-in cupboard, UPVC double glazed window to the front, ceiling light point, radiator.

FAMILY BATHROOM

Beautifully refitted with a white suite comprising of P-shaped bath with 'Triton' shower fitment and side shower screen, close coupled WC and pedestal wash hand basin, feature wall tiling, ceiling light point, extractor fan, laminate flooring, radiator, obscure UPVC double glazed window to the side.

OUTSIDE

DOUBLE GARAGE

16' 11" x 16' 6" (5.17m x 5.04m)

Having an electric remote control up and over entrance door, ample double power points, ceiling strip light points, UPVC double glazed door to the side, boarded loft storage area.

REAR GARDEN

A wonderful feature of this home is the generous sized rear and side garden which has paved pathways from both side entrance gates, large paved patio across the rear elevation, with the garden itself mainly laid to lawn with well maintained hedging, slate chipped pathway where there is a circular paved seating area and steps leading to an additional strip of land which runs the full depth of the property, to the additional side elevation are hard standings suitable for housing of gardens sheds, and a timber decked seating area.

ANTI MONEY LAUNDERING

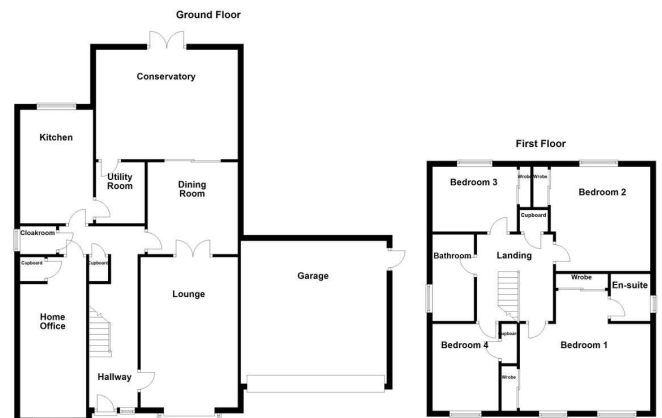
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements