



Manor Lane

Harlaston, Tamworth, Staffordshire, B79 9JS

Offers Over £400,000

Property Features

- Spectacular Detached Family Home
- Through Entrance Hall
- Open Plan Lounge
- Open Aspect Kitchen/Dining Area
- Open Snug/Garden Room
- Guest Cloakroom
- Master Bedroom With En-Suite
- Two Further Double Bedrooms, Luxury Family Bathroom
- Attractive Rear Garden
- Garage & Driveway

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this spectacular detached family home, set back in a quaint cul-de-sac setting within this desirable village location. The property benefits from a modern open plan layout, UPVC double glazing and central heating, with accommodation briefly comprising: thorough entrance hall, open plan lounge, open aspect kitchen/dining area, open snug / garden room, guest cloakroom, master bedroom with en-suite, two further double bedrooms, luxury family bathroom, attractive rear garden with stunning views, garage and driveway. Early Internal viewing is considered essential to avoid disappointment.

This modern and immaculately presented residence is situated upon this newly constructed development within the high sought after village of Harlaston, with the property itself tucked away in an enviable position and position behind a shared driveway. A slabbed path leads to the property's front entrance door and the driveway leading to the up and over garage door and rear garden entrance gate.

ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having ceiling light point, radiator, staircase off to first floor landing with storage cupboard beneath offering superb storage space, door into:

OPEN PLAN LOUNGE

12' 6" x 14' 11" (3.81m x 4.55m)

Positioned to the front of the property and having a UPVC double glazed window with fitted shutters overlooking the front aspect, the lounge has a ceiling light point, radiator, wall sockets, telephone connection point (subject to regulations), TV connection point, superb floor space for free standing lounge furniture, with open aspect to:

OPEN KITCHEN/DINING AREA

10' 0" x 21' 8" (3.05m x 6.6m)

This contemporary and modern open space assists the property's flowing layout by way of being positioned between the lounge and snug, with the kitchen area having a matching range of shaker base units and drawers, integrated 'Siemens' dishwasher, full height integrated fridge/freezer, recess and plumbing for washing machine, built-in 'Siemens' oven with four ring 'Siemens' induction hob, stainless steel splashback and 'Siemens' extractor hood over, roll top working surfaces with inset one and half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, complementary matching up-stands, wall sockets, matching range of wall units offering further storage space, housing for the 'Ideal Logic' boiler, ceiling downlighters, UPVC double glazed window with fitted shutters to the rear, porcelain tiled flooring opening to the dining section with fantastic floor



space for free standing dining room table and ceiling light point above, UPVC double glazed window to the rear with fitted shutter, radiator, wall socket, open aspect to:

SNUG

12' 7" x 10' 4" (3.84m x 3.15m)

This wonderful multi functional open space resides to the rear of the property and benefits from a superb outlook across the rear garden and beyond through its quadruple UPVC double glazed windows, matching UPVC double glazed French doors are positioned adjacent and open out to the rear garden and having fitted shutters, with the rooms multi functional floor space perfect for additional seating or games area, with the ceiling light point above positioned within the vaulted ceiling, radiator, porcelain tiled flooring, wall sockets.



GUEST CLOAKROOM

6' 9" x 3' 4" (2.06m x 1.02m)

This matching suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and tiled splashback, ceiling light point, radiator, extractor fan, porcelain tiled flooring.



FIRST FLOOR LANDING

The attractive landing space has loft hatch access, ceiling light point, radiator, door into the airing cupboard enclosing the hot water system and towel shelving unit, doors to:

BEDROOM ONE

10' 0" x 11' 5" (3.05m x 3.48m)

The master bedroom offers superb floor space for free standing double bed and free standing furniture, with an excellent matching range of 'Hammonds' built-in wardrobes enclosing hanging rail and shelving unit, UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall socket, door into:



EN-SUITE

7' 8" x 5' 0" (2.34m x 1.52m)

The luxury en-suite boasts a matching suite which comprises of a hand wash basin with hot and cold mixer tap over and tiled splashback, close coupled WC, walk-in shower unit with waterfall shower head and detachable hose, ceiling to floor tiled enclosure and glass side screen with sliding glass door, ceiling downlighters, shaver socket, extractor fan, wall mounted heated towel rail, tiled flooring with matching up-stands.

BEDROOM TWO

11' 4" x 9' 11" (3.45m x 3.02m)

Again being a double bedroom and having a UPVC double glazed window overlooking the rear garden and beyond, the second bedroom has a ceiling light point, radiator, wall socket.

BEDROOM THREE

10' 1" x 9' 11" (3.07m x 3.02m)

Currently being utilised as a home office/upstairs sitting room, the well proportioned third bedroom provides ample floor space and has a ceiling light point, radiator, wall socket, TV connection point, UPVC double glazed window with a view across the rear garden and vista beyond.



FAMILY BATHROOM

6' 9" x 8' 7" (2.06m x 2.62m)

The modern family bathroom boasts a matching immaculate suite which comprises of a wall mounted hand wash basin with hot and cold mixer tap over and tiled splashback, close coupled WC, tiled panelled bath with hot and cold mixer tap over and shower fitment above with ceiling to floor tiled surround and glass side screen, keylight roof window, shaver socket, wall mounted heated towel rail, tiled flooring with matching up-stands.

OUTSIDE

REAR GARDEN

The attractive rear garden begins with the shaped slabbed paved patio area which provides outdoor seating space and continues to the side entrance gate, a neat lawn then continues to all boundaries with two borders running adjacent offering a variety of evergreens and shrubbery, a rail and post fence opens the magnificent view to the rear across the neighbouring fields providing a panoramic view of the villages surrounding, timber fencing to all boundaries.

GARAGE

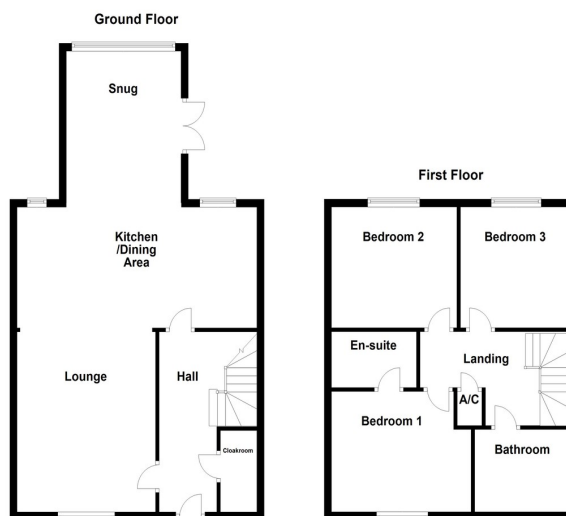
The single garage is accessed via the up and over garage door from the tandem block paved driveway, and encloses ceiling light point and offers superb floor space for off road parking facilities or additional storage space.

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 01827 311412



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 c	
55-68	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 are 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