



Peterhead

Amington Fields, Tamworth, Staffordshire, B77 3QS

Offers In Excess Of £380,000

# Property Features

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- Executive Detached Home
- Through Entrance Hall
- Cosy Lounge
- Separate Dining Room
- Fitted Kitchen
- Utility Room, Guest Cloakroom
- Master Bedroom with En-suite
- Three Further Bedrooms
- Family Bathroom
- Driveway, Garage, Attractive Gardens

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this executive detached home situated on the highly sought after modern residential development of Amington Fields. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: through entrance hall, cosy lounge, separate dining room, fitted kitchen, utility room, guest cloakroom, conservatory, master bedroom with en-suite, three further bedrooms, family bathroom, integral garage, attractive rear and fore gardens, tarmacadam driveway. Early internal viewing is considered essential.

This spacious four bedroom detached family home is conveniently located only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind the shaped lawned fore garden and tarmacadam driveway adjacent which in turn provides access to the side entrance gate, up and over garage door and composite front entrance door.

### THROUGH ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having a matching obscure double glazed side screen, ceiling light point, radiator, wall socket, integral door into the garage, staircase off to the first floor landing, wood grain effect flooring, door into:

### LOUNGE

10' 5" x 16' 6" (into bay) (3.18m x 5.03m)

The cosy lounge has a feature electric fire display with decorative surround, backdrop and hearth, UPVC double glazed bay window overlooking the front aspect, two ceiling light points, wall sockets, wall mounted TV connection point, two radiators, wood grain effect flooring, glazed double doors into:

### DINING ROOM

9' 10" x 9' 11" (3m x 3.02m)

Providing superb floor space for free standing dining room table and having a ceiling light point, radiator, wall socket, aluminium double glazed sliding doors into the conservatory, wood grain effect flooring, door into:



### FITTED KITCHEN

9' 10" x 10' 0" (3m x 3.05m)

Offering a matching range of shaker base units and drawers with rustic chrome fitment handles, recess and plumbing for dishwasher, built-in 'Hoover' oven with four ring gas hob, glass splashback and extractor hood over, roll top working surfaces with matching upstands, inset stainless steel sink and drainer unit with hot and cold mixer tap over, wall sockets, matching range of wall units offering further storage space, recess and point for free standing 'American' style fridge/freezer, additional storage within cupboard situated under the stairs, UPVC double glazed window to the rear, ceiling downlighter, two wall mounted spotlights, tiled flooring, open arch into:



### UTILITY ROOM

5' 0" x 6' 7" (1.52m x 2.01m)

Benefitting from matching base and wall units and having recess and plumbing for washing machine, recess and point for tumble dryer, roll top working surfaces with matching upstands, inset stainless steel sink and drainer unit with hot and cold mixer tap over, UPVC double glazed window to the side, UPVC double glazed door opening out to the rear decking area, ceiling light point, wall socket, radiator, tiled flooring, door into:



### GUEST CLOAKROOM

3' 1" x 5' 0" (0.94m x 1.52m)

Having a WC, corner hand wash basin with hot and cold taps over and tiled splashback, ceiling light point, obscure UPVC double glazed window to the side, radiator, water resistant wood grain effect flooring.

### CONSERVATORY

13' 6" x 11' 7" (4.11m x 3.53m)

Being of brick and UPVC construction and having double glazed windows surround offering an outlook across the rear garden, glass roof, two wall mounted electric radiators, wall socket, UPVC double glazed doors opening out to rear decking area, wood grain effect tiled flooring.

### FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, wall socket, door into the airing cupboard enclosing the pre-lagged hot water tank and linen shelving unit, doors to:

### BEDROOM ONE

11' 4" x 12' 4" (3.45m x 3.76m)

The spacious master bedroom provides superb floor space for free standing bedroom furniture and has a UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall sockets, built-in wardrobe enclosing hanging rail and shelving unit with twin mirror fronted sliding doors, door into:



### EN-SUITE

4' 11" x 7' 3" (1.5m x 2.21m)

This matching three piece suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, panelled bath with hot and cold taps and shower fitment above, modern ceiling to floor tiled surround, ceiling light point, obscure UPVC double glazed window to the rear, wall mounted heated towel rail, shaver socket, extractor fan, wood grain effect flooring.



## BEDROOM TWO

10' 5" x 8' 9" (3.18m x 2.67m)

Again being a double bedroom and having a built-in wardrobe enclosing hanging rail and shelving unit, recessed display unit, UPVC double glazed window to the front, ceiling light point, wall socket, radiator.

## BEDROOM THREE

6' 10" x 9' 10" (2.08m x 3m)

The third bedroom provides floor space for a free standing double bed, ceiling light point, radiator, wall socket, UPVC double glazed window to the rear.

## BEDROOM FOUR

6' 11" x 7' 9" (2.11m x 2.36m)

Positioned to the rear of the property and having a UPVC double glazed window overlooking the rear garden, wall socket, radiator, ceiling light point, wood grain effect flooring.

## FAMILY BATHROOM

6' 9" x 6' 0" (2.06m x 1.83m)

This attractive suite comprises of a pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, panelled bath with hot and cold mixer tap over and shower fitment over, half tiled surround, obscure UPVC double glazed window to the side aspect, ceiling light point, wall mounted heated towel rail, water resistant wood grain effect flooring.

## OUTSIDE

## GARAGE

With an up and over garage door accessed from the front driveway, the garage offers off road parking facilities or additional storage space, and has a ceiling light point, wall mounted 'Baxi' boiler, wall socket, integral door into the property.

## REAR GARDEN

Stepping out onto the shaped decking area which offers outdoor seating and entertainment space, with a continuing path leading to the side entrance gate and further decking space for table and chairs, feature slate chipped area adjacent along with foundations for a free standing shed, neat lawn to the centre of the garden with block paving surround and borders to each side with bark chippings, neat conifers maintaining privacy, timber fencing to boundary.

## ANTI MONEY LAUNDERING

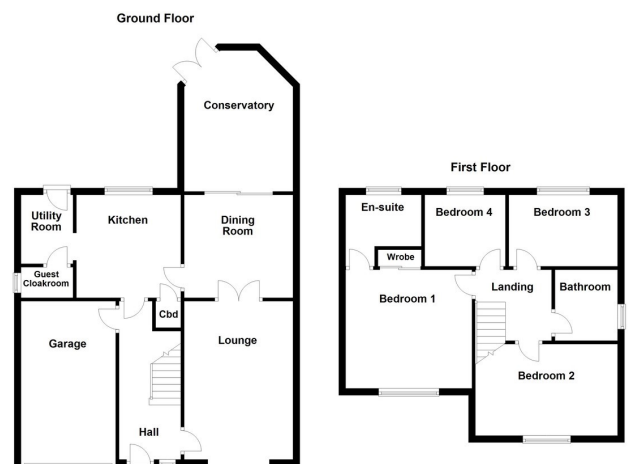
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		84   B
69-80	C		
55-68	D	61   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