



Durlston Close

Amington, Tamworth, Staffordshire, B77 3QG

Offers In Region Of £399,950

Property Features

- Well Presented Detached Family Home
- Through Entrance Hall
- Lounge
- Breakfast Kitchen
- Dining Room
- Guest Cloakroom
- Master Bedroom with En-suite
- Three Further Bedrooms, Family Bathroom
- Garage, Driveway
- Immaculate Rear and Fore Gardens

Full Description

Taylor Cole Estate Agents are thrilled to present this executive detached family home privately situated within this quaint cul-de-sac setting. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: through entrance hall, lounge, breakfast kitchen, dining room, guest cloakroom, master bedroom with en-suite, three further bedrooms, family bathroom, integral garage, immaculate rear and fore gardens, block paved driveway. Early internal viewing is considered essential.

This charming four bedroom detached abode is conveniently situated close to local schooling, shopping amenities and commuter links, and resides in the heart of this extremely sought after road of Durlston Close. The property is neatly situated behind its block paved driveway offering ample off road parking facilities, with a lawned area adjacent and bark chipped border which offers a variety of evergreens and shrubbery, the driveway also offers access to the up and over garage door and to the front entrance door.

THROUGH ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having a ceiling light point, radiator, staircase off to first floor landing with storage cupboard beneath, tiled 'Karndean' flooring with feature border strip and emerald green tiled inserts, door into:

LOUNGE

15' 11" x 11' 2" (4.85m x 3.4m)

The lounge offers superb floor space for free standing lounge furniture and has two ceiling light points, two wall mounted light points, radiator, wall sockets, TV connection point, UPVC double glazed French doors opening out to the rear patio with matching double glazed windows adjacent, double opening doors into:

DINING ROOM

9' 10" x 11' 2" (3m x 3.4m)

Offering versatile floor space for either additional seating, dining or to be used as a family room, this superb room has a UPVC double glazed bay window overlooking the front aspect, ceiling light point, radiator, wall socket, 'Karndean' flooring with borders surround.



BREAKFAST KITCHEN

10' 4" x 14' 11" (3.15m x 4.55m)

Positioned to the rear of the property, the stunning breakfast kitchen boasts a matching range of base units and drawers with built-in 'Bosch' oven, four ring 'Bosch' gas hob, stainless steel splashback and extractor hood over, recess and plumbing for washing machine, recess and plumbing for dishwasher, recess and point for tumble dryer, recess and point for free standing fridge/freezer, roll top working surfaces with two inset stainless steel sinks with drainer unit and hot and cold mixer taps over, complementary tiled surrounds, wall sockets, matching range of wall units offering further storage space, two ceiling light points, UPVC double glazed window to the rear, radiator, double glazed composite door opening to the rear patio, quality wood grain effect non-slip flooring, integral door into the garage, floor space for free standing breakfast table.



GUEST CLOAKROOM

4' 9" x 2' 7" (1.45m x 0.79m)

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, natural stone tiled flooring, obscure UPVC double glazed window to the front aspect.

FIRST FLOOR LANDING

Having loft hatch access with fitted drop down ladder, ceiling light point, wall socket, door into the storage cupboard enclosing fantastic storage space and linen shelving unit, doors to:

BEDROOM ONE

11' 3" x 12' 3" (3.43m x 3.73m)

The spacious master bedroom provides fantastic floor space for free standing bedroom furniture and has built-in wardrobes enclosing hanging rail and shelving unit, ceiling light point, radiator, wall sockets, UPVC double glazed window to the rear, door into:



EN-SUITE

7' 1" x 6' 2" (2.16m x 1.88m)

This immaculately presented en-suite shower room has a matching three piece suite comprising of a pedestal hand wash basin with hot and cold taps over, WC, double corner shower unit with enclosed shower fitment, quartz effect aquaboard surround, side screen and sliding glass door, wall mounted heated towel rail, obscure UPVC double glazed window to the rear, ceiling light point, extractor fan, waterproof non-slip wood grain effect flooring.



BEDROOM TWO

9' 4" x 12' 0" (2.84m x 3.66m)

Again being a double bedroom and having a UPVC double glazed window to the front aspect, radiator, wall socket, ceiling light point.

BEDROOM THREE

10' 6" x 8' 7" (3.2m x 2.62m)

Currently being utilised as the home office/guest bedroom, the third bedroom has a UPVC double glazed window to the front aspect, ceiling light point, radiator, wall socket.

BEDROOM FOUR

8' 10" x 8' 1" (2.69m x 2.46m)

The well proportioned fourth bedroom is positioned to the front aspect and has an outlook across the frontage through its UPVC double glazed windows, with the room itself having a ceiling light point, radiator, wall socket, fitted shelves with recess storage beneath.



FAMILY BATHROOM

7' 9" x 6' 2" (2.36m x 1.88m)

The matching white suite comprises of a panelled bath with hot and cold mixer tap over and attached shower fitment, WC, pedestal hand wash basin with hot and cold taps over, half tiled surround, ceiling light point, radiator, extractor fan, tile effect flooring, obscure UPVC double glazed window to the rear.

OUTSIDE

GARAGE

Accessed via the up and over garage door from the block paved driveway, the garage encloses superb off road parking facilities or additional storage space, and has a ceiling light point, wall mounted 'Worcester Bosch' combination boiler, wall socket, integral door into the breakfast kitchen.

REAR GARDEN

This most stunning and well maintained rear garden begins with the slabbed paved patio area offering superb outdoor seating and entertainment space, along with providing access to the external cold water tap, side entrance gate and continuing paths which surround the neat lawn occupying the centre of the garden. Multiple borders and planting areas provide a wealth of evergreens, shrubbery and bedding flowers, and the free standing timber constructed summerhouse provides further outdoor storage or seating space, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

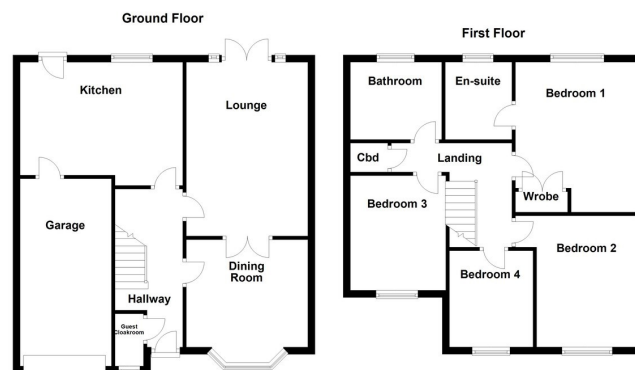
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	74 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