



Moat Drive

Drayton Bassett, Tamworth, Staffordshire, B78 3UG

Offers Over £475,000

# Property Features

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- Extended and Beautifully Presented Detached Family Home
- Reception/Through Hallway
- Lounge, Separate Dining Room
- Refitted Kitchen
- Utility Room, Guest Cloakroom
- Four Double Bedrooms
- En-suite and Luxury Refitted Family Bathroom
- Garage
- Sweeping Driveway
- Well Maintained Gardens

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this extended and beautifully presented detached family home located in this highly desirable residential development in the heart of the popular village of Drayton Bassett. The property has benefits to include UPVC double glazing, gas fired central heating and a superb conservatory, with accommodation briefly comprising: reception/through hallway, lounge, separate dining room, refitted kitchen, utility room, guest cloakroom, four double bedrooms with master bedroom having en-suite, luxury refitted family bathroom, garage, sweeping driveway, well maintained gardens to both front and rear. Internal viewing is considered essential.

Located in the highly desirable village of Drayton Bassett, this beautiful family home occupies an enviable position within this popular residential development. The property itself is set behind a neat lawned fore garden with a sweeping tarmac driveway with block paved border providing ample off road parking facilities along with access to the garage, side garden gate and front entrance with canopy storm porch having quarry tiling to floor, wall mounted courtesy lighting and a composite double glazed front door leading through to:

### RECEPTION HALLWAY

Providing an excellent first impression, this through hallway has a staircase leading off to the first floor landing, ceiling light point, radiator, laminate flooring, built-in understairs storage cupboard, doors to:

### GUEST CLOAKROOM

Comprising of a white suite of close coupled WC and wash hand basin set in vanity unit with tiled splashback, ceiling light point with pull switch, tiling to floor.

### LOUNGE

16' 5" x 12' 0" (5.02m x 3.67m)

The attractive lounge has a UPVC and leaded double glazed bay window to the front, feature fireplace with inset 'living flame' gas fire, two ceiling light points, coving to ceiling, two radiators, laminate flooring, double doors leading through to:

### DINING ROOM

11' 3" x 10' 3" (3.43m x 3.14m)

Having a ceiling light point, coving to ceiling, radiator, laminate flooring, door to kitchen, UPVC double glazed sliding patio doors leading to:



### SUPERB CONSERVATORY

12' 1" x 10' 3" (3.70m x 3.14m)

This excellent addition to the property is of brick and UPVC double glazed construction and has a ceiling fan light, radiator, tiled floor, power points, UPVC double glazed French doors leading out onto the garden patio.

### KITCHEN

13' 2" x 10' 4" (4.03m x 3.15m)

The refitted kitchen has an excellent range of matching base units and drawers with roll top working surfaces over and complementary tiling surrounds, inset single drainer sink unit with hot and cold mixer tap set below a UPVC double glazed window which overlooks the rear garden, built-in electric oven with matching four ring induction hob and extractor hood over, integrated fridge/freezer, integrated dishwasher, additional range of matching wall mounted cupboards with under-cupboard lighting and to include a glass fronted display cabinet, ceiling light point, coving to ceiling, radiator, tiling to floor, door to:

### INNER LOBBY

With a ceiling light point, obscure composite double glazed door to the side, tiling to floor, door to garage, open access to:

### UTILITY ROOM

8' 5" x 5' 10" (2.57m x 1.78m)

Having a single base unit with roll top working surfaces over and complementary tiling surrounds, inset single drainer stainless steel sink unit, recess and plumbing for automatic washing machine, recess and point for tumble dryer, further space and point for additional electrical appliance, additional range of wall mounted cupboards, built-in storage cupboard, ceiling light point, radiator, UPVC double glazed window overlooking the rear garden, tiling to floor.

### FIRST FLOOR LANDING

With access to loft via pull down ladder, ceiling light point, coving to ceiling, doors to:

### BEDROOM ONE

13' 2" x 13' 2" (4.02m x 4.02m)

This double bedroom has a UPVC double glazed window to the front, ceiling light point, an excellent range of fitted wardrobes, radiator, door to:

### EN-SUITE

5' 0" x 6' 2" (1.53m x 1.90m)

Comprising of a white suite of fully enclosed shower cubicle with 'Grohe' shower fitment, close coupled WC, wash hand basin set in vanity unit with mirror over, complementary wall tiling, ceiling light point, electric shaver point, radiator, obscure and leaded UPVC double glazed window to the front.

### BEDROOM TWO

8' 1" x 14' 11" (2.47m x 4.55m)

This extended bedroom has two UPVC double glazed windows overlooking the rear garden, two ceiling light points, coving to ceiling, radiator, laminate flooring.

### BEDROOM THREE

13' 7" x 7' 5" (4.16m x 2.27m)

Bedroom three has a UPVC and leaded double glazed window to the front, ceiling light point, coving to ceiling, radiator.



#### BEDROOM FOUR

8' 9" x 12' 4" (2.67m x 3.77m)

Enjoying an outlook over the rear garden via the UPVC double glazed window. bedroom four has a ceiling light point, coving to ceiling, radiator, built-in wardrobe.

#### LUXURY FAMILY BATHROOM

9' 2" x 6' 9" (2.80m x 2.08m)

This refitted bathroom comprises of a white suite of panelled bath with 'Grohe' shower fitment over and side shower screen, close coupled WC and wash hand basin set in vanity unit with matching wall cupboard, floor and full height wall tiling, ceiling downlighters, extractor fan, chrome coloured heated towel rail, obscure UPVC double glazed window to the side, built-in airing cupboard housing the hot water tank.

#### OUTSIDE

#### GARAGE

17' 1" x 7' 8" (5.21m x 2.34m)

Having a remote control roller shutter entrance door, ceiling light point, power points, cold water tap and wall mounted central heating boiler.

#### REAR GARDEN

This well maintained and private rear garden has a recently laid sandstone paved patio, along with a pathway from the side entrance gate, well maintained lawn with mature shaped borders containing evergreen shrubbery and flowering plants, along with a feature garden pond with waterfall.

#### ANTI MONEY LAUNDERING

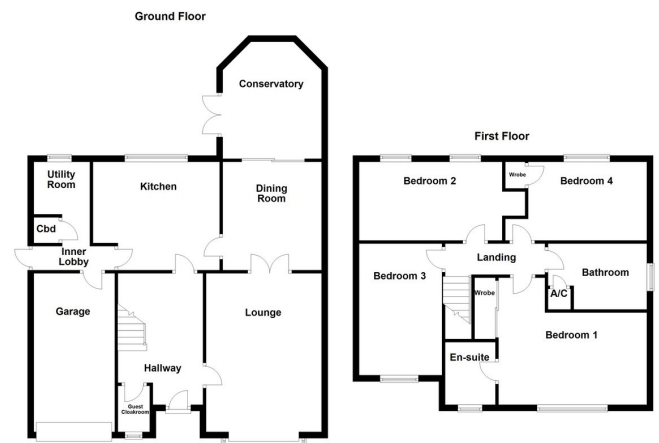
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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		74   C
55-68	D	56   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