



Celandine

Kettlebrook, Tamworth, Staffordshire, B77 1BG

£325,000

Property Features

- Spacious and Immaculately Presented Detached Family Home
- Through Entrance Hall
- Lounge
- Dining Room
- Fitted Kitchen
- Utility Room, Guest Cloakroom
- Master Bedroom With En-Suite
- Two Further Bedrooms, Family Bathroom
- Garage, Driveway
- Rear and Fore Gardens

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this spacious and immaculately presented detached family home situated on this modern residential development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: through entrance hall, lounge, dining room, fitted kitchen, utility room, conservatory, guest cloakroom, master bedroom with en-suite, two further bedrooms, refitted family bathroom, garage, rear and fore gardens, tarmacadam driveway. Early internal viewing is considered essential.

This superb three bedroom detached family home offers an excellent opportunity for both upsizers and downsizers alike, with the property itself positioned behind a neat lawned fore garden with a tarmacadam and block paved driveway adjacent, which in turn provides access to the up and over garage door, side entrance gate and the composite front entrance door beneath a canopy storm porch.

THROUGH ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having a ceiling light point, wall socket, radiator, telephone connection point (subject to regulations), staircase off to first floor landing with storage cupboard beneath, decorative tiled flooring, door into:

LOUNGE

16' 8" x 9' 10" (5.08m x 3m)

The lounge has a UPVC double glazed bay window overlooking the front aspect, and with a feature gas fire display with decorative surround, marble backdrop and marble hearth, wall sockets, two radiators, telephone connection point (subject to regulations), TV connection point, ceiling light point, two wall mounted light points, wood grain effect flooring, glass panelled doors into:

DINING ROOM

10' 7" x 8' 3" (3.23m x 2.51m)

Positioned between the lounge and the fitted kitchen, the dining room offers ample floor space for free standing dining room table and has a ceiling light point over, wall sockets, radiator, feature half panelled wall, double glazed sliding aluminium doors to the conservatory, wood grain effect flooring, arch into:



FITTED KITCHEN

11' 10" x 10' 6" (3.61m x 3.2m)

Having a matching range of base units and drawers, recess and plumbing for washing machine/dishwasher, tower oven display with built-in 'Hotpoint' oven and grill with additional storage above and beneath, recess and floor space for free standing 'American' style fridge/freezer, roll top working surfaces with tiled surround and wall sockets, four ring 'Neff' gas hob with tiled splashback and extractor hood over, matching range of wall units offering further storage space, twin display shelving unit, inset one and a half bowl sink and drainer unit with hot and cold mixer tap over, UPVC double glazed window to the rear, ceiling downlighters, radiator, door into:

UTILITY ROOM

10' 6" x 5' 2" (3.2m x 1.57m)

With a roll top laundry working surface and an inset stainless steel sink with hot and cold mixer tap over and drainer adjacent, matching wall and base units, recess and plumbing for washing machine, recess and point for tumble dryer, wall mounted 'Glowworm' boiler, loft hatch access, radiator, UPVC double glazed window to the rear, UPVC double glazed door opening to the side aspect, ceiling light point, extractor fan.

CONSERVATORY

12' 10" x 10' 10" (3.91m x 3.3m)

Being of brick and UPVC construction and having double glazed windows surround, perspex roof, UPVC double glazed French doors opening out to the rear patio, radiator, wall sockets, ample floor space for free standing furniture, doors returning to the dining room.

GUEST CLOAKROOM

5' 4" x 2' 8" (1.63m x 0.81m)

This matching suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, tiled splashback, ceiling light point, obscure UPVC double glazed window to the front aspect, radiator, decorative tiled flooring.

FIRST FLOOR LANDING

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

BEDROOM ONE

10' 0" x 13' 8" (3.05m x 4.17m)

The spacious master bedroom boasts ample floor space for free standing double bed and free standing furniture, along with having a built-in wardrobe which encloses hanging rail and shelving unit with twin mirror fronted sliding doors, UPVC double glazed bay window to the front aspect, ceiling light point, radiator, wall sockets, door into:

EN-SUITE

4' 8" x 7' 5" (1.42m x 2.26m)

The luxury en-suite shower room has a half tiled surround and a matching three piece suite which comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry drawers beneath, walk-in shower with enclosed shower fitment, ceiling to floor tiled surround and glass side screen, ceiling downlighters, extractor fan, wall mounted heated towel rail, wall mounted vanity mirror with inset lighting, herringbone wood grain effect water resistant flooring.



BEDROOM TWO

9' 2" x 9' 2" (2.79m x 2.79m)

Again being a double bedroom and having a UPVC double glazed window to the rear, ceiling light point, radiator, wall sockets.

BEDROOM THREE

8' 4" x 6' 9" (2.54m x 2.06m)

Currently being utilised as a nursery, this well proportioned third bedroom has half panelled wall, ceiling light point, UPVC double glazed window to the front aspect, radiator, wall socket.

FAMILY BATHROOM

5' 6" x 7' 1" (1.68m x 2.16m)

This attractive suite comprises of a panelled bath with hot and cold mixer tap and shower fitment attached, with ceiling to floor tiled surround and glass side screen, hand wash basin with hot and cold mixer tap and toiletry storage beneath, close coupled WC with half tiled surround, ceiling downlighters, wall mounted heated towel rail, extractor fan, obscure UPVC double glazed window to the rear, herringbone style wood grain effect water resistant flooring.

OUTSIDE

GARAGE

Accessed via the up and over garage door from the driveway, the garage provides off road parking facilities or additional storage space, and encloses a ceiling strip light, wall socket, door opening to the side passage.

REAR GARDEN

The attractive rear garden begins with the slabbed paved patio area offering ample outdoor seating and entertainment space, along with a continuing path leading to the side entrance gate, a shaped lawn occupies the centre of the garden with a secondary patio area offering further outdoor seating and border surround providing a variety of evergreens and shrubbery, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

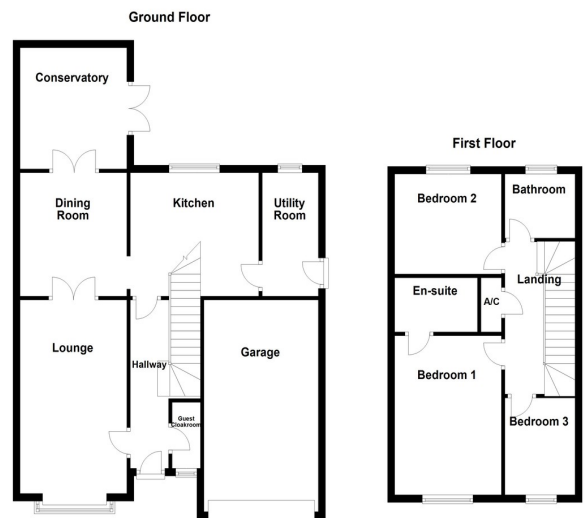
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		82 B
69-80	C		
55-68	D	63 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