



Chilwell Close

Warton, Tamworth, B79 0JX

Offers in the Region of £460,000

# Property Features

- Outstanding Newly Built Home
- Entrance Hallway
- Cosy Lounge
- Open Aspect Kitchen / Dining / Family Area
- Snug / Home Office
- Guest Cloakroom / Utility Room
- Master Bedroom with Dressing Room and Luxury En-Suite
- Two Further Bedrooms & Two Bathroom
- Landscaped Rear Garden
- Driveway & Garage

## Full Description

Introducing a superb opportunity to own a newly built and meticulously re-configured four bedroom detached home nestled in the charming village of Warton. This exquisite property has undergone extensive upgrades and reconfiguration by the current owners, resulting in a stunning family haven. Positioned within a private position via a shared tarmac driveway, it boasts panoramic views of communal greenery and adjacent fields, creating a serene and picturesque setting.

### GROUND FLOOR

Step inside and be greeted by a spacious entrance hallway leading to all ground floor accommodation; Discover a convenient guest cloakroom, a versatile study, and an inviting lounge offering ample space for comfortable living room furnishings. Towards the rear lies the heart of the home – a magnificent kitchen/dining/family area spanning the width of the property. Adorned with tasteful matching base and wall units, a breakfast bar, and a dining space overlooking the rear garden, this area is perfect for modern living. French doors are positioned behind the sitting area and open onto a patio, seamlessly blending indoor and outdoor spaces. Adjacent to the kitchen is a well-appointed utility room.

### LOUNGE

11' 3" x 15' 1" (3.43m x 4.6m)

### OPEN KITCHEN / DINING / FAMILY AREA

27' 6" x 10' 2" (8.38m x 3.1m)

### UTILITY ROOM

6' 0" x 4' 9" (1.83m x 1.45m)





## STUDY

8' 3" x 9' 5" (2.51m x 2.87m)

## GUEST CLOAKROOM

6' 3" x 2' 4" (1.91m x 0.71m)

## FIRST FLOOR

Ascend to the first floor landing, where you'll find access to the loft, an airing cupboard, and entryways to the bedrooms. The master bedroom has been ingeniously reconfigured to incorporate a spacious dressing room with bespoke fitted wardrobes, though it retains the option to reinstate the original fourth bedroom. The master bedroom also features a luxurious ensuite with a walk-in shower. A double second bedroom boasts its own ensuite shower room and fitted wardrobes, while another double bedroom offers a fitted dressing table and wardrobes. Completing this level is a stylish family bathroom featuring a three piece suite and a striking feature mirror above the bath with ceiling to floor tiles surround.

## MASTER BEDROOM

11' 2" x 11' 4" (3.4m x 3.45m)

## MASTER BEDROOM DRESSING AREA

14' 0" x 6' 1" (4.27m x 1.85m)

## MASTER BEDROOM EN-SUITE

8' 1" x 4' 5" (2.46m x 1.35m)

## BEDROOM TWO

13' 8" x 9' 5" (4.17m x 2.87m)

## BEDROOM TWO EN-SUITE

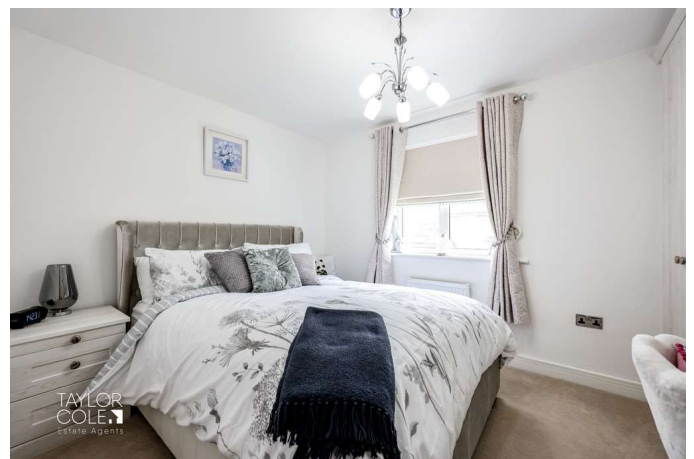
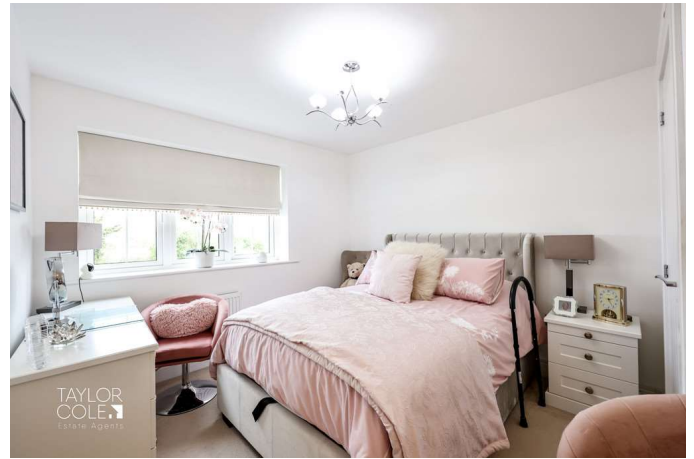
7' 1" x 4' 2" (2.16m x 1.27m)

## BEDROOM THREE

11' 6" x 8' 5" (3.51m x 2.57m)

## FAMILY BATHROOM

8' 4" x 6' 3" (2.54m x 1.91m)



## THE REAR

Step outside to the breathtaking rear garden, meticulously landscaped to create an outdoor oasis. A slab paved patio area provides space for outdoor seating and entertainment, leading to the side entrance gate and garage. A pristine lawn occupies the garden's centre, flanked by a secondary patio area featuring an aluminium constructed pagoda with a retractable/tilt roof, perfect for al fresco dining. Another seating area nestled behind the garage, along with a freestanding timber shed, completes this idyllic outdoor retreat.



This exceptional property offers a rare blend of modern luxury, thoughtful design, and tranquil village living, presenting an unparalleled opportunity for discerning homeowners.

## ANTI MONEY LAUNDERING

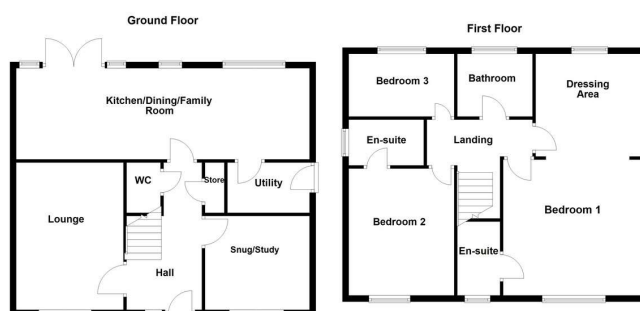
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		94 A
81-91	B	85 B	
69-80	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 and 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