



Kempton Drive

Dosthill, Tamworth, Staffordshire, B77 1QN

Offers Over £450,000



# Property Features

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- Immaculate Detached Family Home
- Brilliant Cul De Sac Location
- Open Plan Kitchen/Diner
- Stunning L Shaped Extension
- Main Bedroom & En Suite
- Three Further Bedrooms
- Attractive Rear Garden
- Detached Double Garage
- Rear Access Onto 'The Dosthill Broom'
- Close to Local Schooling

## Full Description

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This magnificent detached family home is nestled within one of Tamworth's most revered residential developments. Showcasing contemporary finishes and thoughtful extensions, this property offers a spacious and welcoming environment throughout. Rich in local amenities, the home is ideally situated near a plethora of well-regarded schools and shopping facilities.

Upon arrival, the property impresses with its attractive frontage, featuring neatly kept lawns and a spacious tarmac driveway. Positioned at the end of a cul de sac, the home benefits from both privacy and tranquillity.

### GROUND FLOOR

Entering through the composite front door, you are greeted by an exceptional reception hallway, highlighted by captivating 16ft ceilings.

To the right, a generous family lounge offers ample space for various furnishings and gatherings. Internal French doors lead to a stunning open-plan kitchen diner, seamlessly integrating an array of appliances. The central island provides additional seating and storage, whilst the space is further complemented by a purpose-built utility room for added functionality.

A remarkable 'L-shaped' single-storey extension enhances the ground floor, creating a sleek open-plan living area. This space features a cosy family area with bi-folding doors opening onto the rear garden, a formal dining room, and two pitch roof lanterns that flood the area with natural light.



Additionally, a versatile room overlooking the front, currently used as a home gym, offers various accommodation options. A guest cloakroom provides convenience for residents and visitors alike.

#### RECEPTION HALLWAY

9' 11" x 9' 5" (3.03m x 2.89m)

#### DUAL ASPECT LOUNGE

10' 11" x 20' 2" (3.33m x 6.16m)

#### DINING AREA

11' 8" x 8' 4" (3.57m x 2.55m)

#### FAMILY AREA

5' 11" x 11' 5" (1.82m x 3.49m)

#### KITCHEN/DINER

9' 9" x 21' 5" (2.98m x 6.53m)

#### UTILITY ROOM

4' 6" x 5' 8" (1.38m x 1.75m)

#### GYM/OFFICE

7' 3" x 10' 10" (2.22m x 3.32m)

#### GUEST CLOAKROOM

6' 0" x 3' 0" (1.83m x 0.93m)

#### FIRST FLOOR LANDING

Ascending to the first floor, a brilliant gallery landing sets the tone for the vibrant and luxurious ambience of the home.

The spacious primary bedroom boasts fitted wardrobes and a sleek en suite bathroom. Three further generously proportioned bedrooms also enjoy fitted storage, while an attractive family bathroom features a corner jacuzzi bathtub with shower screen and fitting over, a vanity sink unit, and a close-coupled WC.

#### BEDROOM ONE

10' 0" x 11' 10" (3.06m x 3.62m)

#### EN-SUITE

4' 11" x 8' 11" (1.51m x 2.72m)

#### BEDROOM TWO

10' 10" x 9' 10" (3.31m x 3.02m)



### BEDROOM THREE

7' 10" x 10' 10" (2.39m x 3.32m)

### BEDROOM FOUR

6' 7" x 7' 1" (2.03m x 2.16m)

### FAMILY BATHROOM

6' 11" x 6' 2" (2.11m x 1.90m)

### EXTERNAL

### REAR GARDEN

Outside, a porcelain slab paved patio offers potential for external seating and entertainment. The vibrant and well-kept lawns extend to the borders of the plot, adorned with colourful flowerbeds and quality slatted fencing. A superb detached double garage has been partially converted into a useful home office or business space, with the remaining garage area serving as convenient storage.

The rear of the plot also provides access to 'The Dosthill Broom,' a delightful public park perfect for dog walking and outdoor recreation.

This outstanding family home offers an exceptional blend of contemporary living, thoughtful design, and a prime location. A viewing is highly recommended to fully appreciate the quality and space this property has to offer.

### ANTI MONEY LAUNDERING

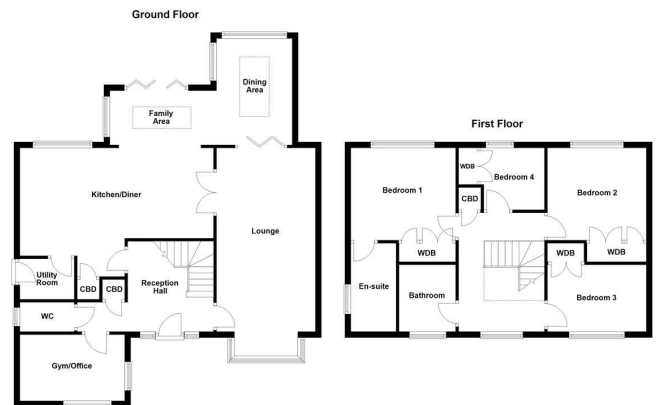
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		86 B
69-80	C	73 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