

Teign

Hockley, Tamworth , B77 5QP

£400,000

Property Features

- Charming Four Bedroom Detached Property
- Spacious Reception Hallway
- Cosy Living Room
- Dining Room
- Fitted Kitchen, Utility Room and Cloakroom
- Master Bedroom with En-Suite
- Three Further Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden, Garage, Driveway
- Viewing Considered Essential

Full Description

This charming four-bedroom detached family home is nestled in a private position within a quaint cul-de-sac, offering a tranquil and secluded setting. The property is accessed via a shaded driveway, providing ample parking facilities and leading to the home's driveway, which also offers access to the garage and a side entrance gate. Adjacent to the driveway is a well-maintained lawn and a beautifully landscaped front garden, with a pathway guiding you to the welcoming porch entrance door.

GROUND FLOOR

Upon entering the property, you step into a bright entrance porch, leading into a spacious reception hall. The hall offers access to the staircase to the first floor, as well as the cosy living room, which features a charming bay window overlooking the front aspect and plenty of floor space for freestanding furniture. A door leads from the living room into the separate dining room, which is ideal for family meals and entertaining. The dining room features sliding doors opening into the conservatory, which provides additional seating space and offers views of the low-maintenance rear garden.

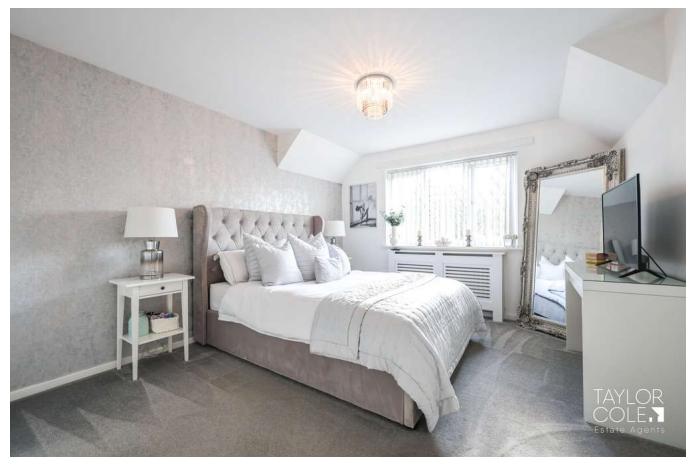
The kitchen, accessed from the dining area, is fitted with a range of matching base and wall units, offering plenty of storage and workspace. An open arch leads to the practical utility room, which provides access to the side entrance and a door into the guest cloakroom, completing the ground floor layout.

LIVING ROOM

16' 09" x 13' 26" (5.11m x 4.62m)

DINING AREA

10' 1" x 8' 6" (3.07m x 2.59m)



FITTED KITCHEN

8' 6" x 10' 1" (2.59m x 3.07m)

UTILITY ROOM

6' 04" x 7' 01" (1.93m x 2.16m)

GUEST CLOAKROOM

3' 9" x 3' 1" (1.14m x 0.94m)

CONSERVATORY

16' 3" x 8' 9" (4.95m x 2.67m)

FIRST FLOOR

The first-floor landing leads to four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and an ensuite shower room, offering comfort and privacy. The remaining bedrooms are served by the family bathroom, which features a matching three-piece suite.

BEDROOM ONE

10' 8" x 12' 2" (3.25m x 3.71m)

BEDROOM ONE EN-SUITE

5' 6" x 4' 2" (1.68m x 1.27m)

BEDROOM TWO

10' 1" x 7' 8" (3.07m x 2.34m)

BEDROOM THREE

7' 7" x 8' 2" (2.31m x 2.49m)

BEDROOM FOUR

8' 1" x 9' 3" (2.46m x 2.82m)

BATHROOM

5' 7" x 6' 3" (1.7m x 1.91m)

THE REAR

The attractive rear garden has been thoughtfully designed for low maintenance and outdoor enjoyment. A spacious patio offers a fantastic area for seating and outdoor entertainment, while a central artificial lawn adds greenery without the upkeep. Bordering the lawn are established planting beds, with a second patio area to the rear providing space for outdoor storage. Timber fencing surrounds the garden, while mature hedges and evergreens beyond offer privacy, making the garden a peaceful retreat for the whole family.



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		80 C
55-68	D	66 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