



Narcissus Close
Tamworth, B79 0ER

£459,000

Property Features

- Spacious four bedroom detached family home
- Well proportioned living room with bay window
- Open plan kitchen/diner ideal for modern living and entertaining
- Separate office/study space
- Ground floor WC and utility room
- Principal bedroom with en-suite and fitted wardrobe
- Three further well sized bedrooms
- Family bathroom on the first floor
- Detached garage and driveway providing ample parking
- Sought after residential location ideal for families

Full Description

This impressive four bedroom detached family home offers generous and versatile accommodation, perfectly suited to modern living. The property is well maintained throughout and thoughtfully laid out, combining spacious reception areas with practical additions such as a utility room, office and ample storage.

The home is ideal for growing families, with a strong emphasis on open plan living alongside more private spaces for work or relaxation. With well proportioned bedrooms, including a principal suite with en-suite facilities, the property provides both comfort and functionality in equal measure.

THE FORE

The property is set back from the road, benefiting from a substantial driveway that provides ample off road parking for multiple vehicles. This leads to a detached garage, offering additional storage or secure parking. The frontage is neatly presented, contributing to the home's attractive kerb appeal. The overall setting is well suited to family life, with easy access in and out of the property. The combination of parking space and garage facilities ensures practicality for households with multiple vehicles or those requiring extra storage.

GROUND FLOOR

Upon entering, you are welcomed into a central entrance hall that provides access to the main living areas. The living room is a bright and comfortable space, enhanced by a bay window that allows natural light to flood in. To the rear, the open plan kitchen/diner forms the heart of the home, offering a spacious and sociable environment with direct access to the garden, ideal for both everyday living and entertaining. Additional ground floor accommodation includes a separate office, perfect for those working from home, along with a utility room and a convenient WC. These practical features



add to the overall functionality of the property, ensuring it meets the needs of modern family living.

LIVING ROOM

10' 6" x 18' 8" (3.2m x 5.69m)

OFFICE

7' 9" x 8' 1" (2.36m x 2.46m)

OPEN PLAN KITCHEN/DINING ROOM

10' 8" x 26' (3.25m x 7.92m)

UTILITY ROOM

4' 8" x 6' 2" (1.42m x 1.88m)

WC

2' 8" x 6' 2" (0.81m x 1.88m)

FIRST FLOOR

The first floor comprises four well proportioned bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room and fitted wardrobe space, creating a comfortable and private retreat. The remaining three bedrooms are all of good size, making them suitable for children, guests or additional workspace if required.

A modern family bathroom serves the additional bedrooms and is conveniently located off the landing. The layout of the first floor is both practical and well balanced, providing ample space for a growing family while maintaining a sense of privacy in each room.

BEDROOM ONE

14' x 13' 7" (4.27m x 4.14m)

BEDROOM ONE EN-SUITE

5' 5" x 6' 7" (1.65m x 2.01m)

BEDROOM TWO

8' 7" x 13' 8" (2.62m x 4.17m)

BEDROOM THREE

8' 1" x 11' 8" (2.46m x 3.56m)

BEDROOM FOUR

9' 1" x 10' 1" (2.77m x 3.07m)

BATHROOM

7' 6" x 8' 3" (2.29m x 2.51m)



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THE REAR

To the rear, the property features a private and enclosed garden, offering a safe and enjoyable outdoor space for families. The garden is mainly laid to lawn, providing plenty of room for children to play, while a patio area offers an ideal spot for outdoor seating and dining.

The outdoor space is well suited for both relaxation and entertaining, with a layout that is easy to maintain while still being highly functional. It provides a pleasant extension of the indoor living space, particularly during warmer months.

The rear garden also includes access to the sizeable garage, which provides additional parking, or storage.



GARAGE

10' 6" x 19' 8" (3.2m x 5.99m)

ANTI MONEY LAUNDERING

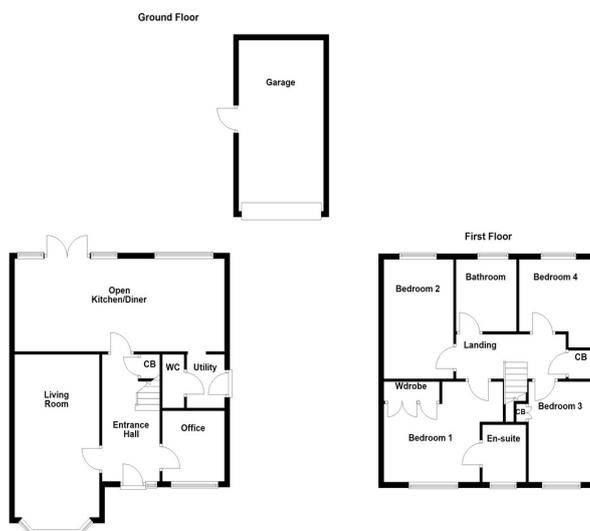
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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 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