



Brancaster Close
Amington, Tamworth, , B77 3QD

£425,000

Property Features

- Immaculate Detached Family Home
- Beautiful Single Storey Extension
- Open Aspect Family Area
- Fitted Kitchen and Utility Room
- Three Further Bedrooms
- Well Appointed Family Bathroom
- Attractive & Private Rear Garden
- Well Regarded Location

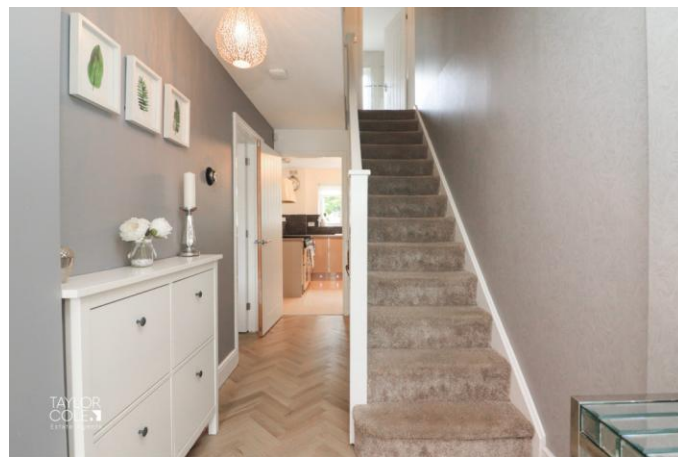
Full Description

Taylor Cole Estate Agents are thrilled to welcome to the market this exceptional detached family home set within one of Tamworth's most revered estates. Nestled amongst an array of executive properties and set behind an attractive front aspect, this superb home benefits from meticulous and tasteful extension and alteration courtesy of the current owners, creating an outstanding family setting with an myriad of well regarded local schooling, commuter links and shopping amenities nearby.

GROUND FLOOR

Stepping inside the home, you are instantly met with a wealth of natural light, setting the tone for the bright and inviting ambience throughout. With a range of timeless interior finishes, you are first greeted by a welcoming reception hall adorned by quality parquet flooring underfoot and having stairs off to the first floor landing.

Entering the lounge, this magnificent reception space offers housing for a wealth of lounge furnishings, with a bespoke inset media wall with glass fronted 'living flame' fireplace, a wonderful addition for quiet nights in. Continuing towards the rear of the property, an outstanding kitchen/diner is supplemented by a brilliant single storey extension to create a wonderful family area with tiled floors and timeless 'Karndean' flooring, with characterful vaulted ceilings and 'Velux' windows bathing the space with natural light, bi-folding doors offer a unique indoor-outdoor aspect, perfect for the sunnier months. The kitchen itself boasts an attractive range of matching units with adorned by square top working surfaces and inset plinth lighting, integrated dishwasher and recess for 'Rangemaster' style cooker with bespoke extractor fan over. Adding to the functionality, a purpose built utility room is positioned adjacent to the kitchen area with recess and plumbing for necessary white



goods and supplemented by a guest cloakroom, ideal for residents and guests alike.

RECEPTION HALL

LOUNGE

10' 7" x 15' 11" (3.24m x 4.86m)

KITCHEN/DINER

9' 10" x 20' 6" (3.01m x 6.26m)

FAMILY ROOM

10' 7" x 11' 6" (3.24m x 3.51m)

UTILITY ROOM

4' 3" x 5' 11" (1.32m x 1.82m)

GUEST CLOAKROOM

2' 10" x 4' 4" (0.87m x 1.33m)

FIRST FLOOR

Step into comfort and elegance with four generously proportioned bedrooms awaiting your presence. The master bedroom stands as a testament to modern sophistication, boasting a sleek en suite adorned with contemporary fittings and recessed shower enclosure, providing both style and convenience. Additionally, the master bedroom features a built-in dressing room, offering ample storage space for your wardrobe essentials. Bedroom three welcomes you with a convenient built-in storage cupboard whilst bedrooms two and four offer versatility, providing ample space for a range of bedroom furnishings and offers enchanting views over the rear garden. A well-appointed family bathroom is designed for utmost comfort and convenience, featuring a matching three-piece suite, indulge in relaxation within the panelled bathtub, complete with a shower screen and fitment over. The vanity sink unit adds a touch of sophistication, while the close-coupled WC ensures practicality.

MASTER BEDROOM

10' 6" x 10' 0" (3.22m x 3.06m)

EN SUITE

3' 1" x 5' 10" (0.95m x 1.80m)

BEDROOM TWO

11' 1" x 9' 7" (3.39m x 2.94m)

BEDROOM THREE



7' 9" x 10' 10" (2.37m x 3.31m)

BEDROOM FOUR

7' 3" x 9' 7" (2.21m x 2.93m)

FAMILY BATHROOM

OUTSIDE

The garden boasts a superb low-maintenance aspect, meticulously designed to minimise upkeep while maximising enjoyment. Quality tiled slab paved patios meander gracefully throughout, offering seamless transitions between outdoor living areas, relish in the lush greenery provided by the spacious artificial lawn, providing a verdant backdrop for relaxation and recreation alike. The composite decking area offers a versatile space for a range of garden furnishings from cosy seating arrangements to elegant dining sets, this stylish decking area invites you to create your own outdoor sanctuary, tailored to your unique preferences and lifestyle. Ensuring privacy and security, the plot itself is enclosed by secure timber fencing, allowing you to enjoy peace of mind as you revel in the comforts of home.



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		81 B
69-80	C		
55-68	D		
39-54	E	52 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