



Hopton Close

Amington, Tamworth, Staffordshire, B77 4GW

Offers Over £600,000

Property Features

- Outstanding Detached Family Home
- Two En Suites & Family Bathroom
- Superb Private Plot
- Spacious Rear Garden
- 'Amington Fairway' Development
- Integral Double Garage
- Open Plan Living
- No Onward Chain
- Four Double Bedrooms
- Freehold

Full Description

Nestled in a wonderfully private location within one of Tamworth's most well-regarded modern estates, this stunning detached family home is a true gem. Set on the grounds of the former 'Amington Golf Course,' this estate has been meticulously curated to maintain and accentuate its verdant surroundings, offering a tranquil and enviable position for this remarkable property.

GROUND FLOOR

Stepping inside, you are greeted by a bright and inviting reception hallway that sets the tone for the contemporary elegance continued throughout the home.

Open-Plan Living Space: The highlight of the home is a superb open aspect living space positioned at the rear, seamlessly integrating three distinct reception areas. This open-plan design creates a harmonious flow, perfect for large social gatherings or peaceful family meals.

Family Lounge: Offering a cosier setting, the lovely family lounge exudes a warm and relaxing ambience. It is characterised by a glorious bay window that provides a charming view of the fore aspect, making it an ideal spot for unwinding.

Utility Room and Guest Cloakroom: Adding to the functionality of the ground floor, the property features a purpose-built utility room and a convenient guest cloakroom, enhancing the home's practical appeal.



RECEPTION HALL

FAMILY LOUNGE

15' 11" x 11' 10" (4.87m x 3.62m)

OPEN PLAN LIVING SPACE / KITCHEN

36' 1" x 11' 4" (11.02m x 3.47m)

UTILITY ROOM

6' 2" x 5' 9" (1.88m x 1.76m)

GUEST CLOAKROOM

7' 4" x 4' 5" (2.25m x 1.37m)

FIRST FLOOR

Ascending to the first floor, the property continues to impress with its spacious layout, designed to cater to various lifestyle needs.

Four Double Bedrooms: The first floor houses four generously sized double bedrooms, each offering versatility and potential. Bedrooms one and two are particularly noteworthy, boasting fitted storage solutions and luxurious en suite bathrooms.

Family Bathroom: The family bathroom is tastefully appointed with a three-piece suite, including a panelled bathtub with a shower screen and fitment, a wall-mounted hand wash basin, and a close-coupled WC, ensuring comfort and style.

BEDROOM ONE

13' 4" x 11' 10" (4.07m x 3.62m)

EN SUITE

10' 8" x 6' 5" (3.26m x 1.96m)

BEDROOM TWO

13' 10" x 10' 2" (4.24m x 3.11m)

EN SUITE

7' 4" x 5' 1" (2.24m x 1.55m)

BEDROOM THREE

11' 7" x 9' 10" (3.55m x 3.02m)

BEDROOM FOUR

12' 1" x 8' 7" (3.70m x 2.62m)



FAMILY BATHROOM

7' 9" x 5' 6" (2.37m x 1.69m)

THE REAR

The exterior of the property is equally impressive. The generously proportioned rear garden offers a perfect canvas for customisation. Currently adorned with verdant lawns, it holds the potential to be transformed into a magnificent retreat, ideal for relaxation and outdoor entertainment.

Double Garage: Storage and parking facilities are well catered for with a spacious and integral double garage, providing ample room for vehicles and additional storage needs.

DOUBLE GARAGE

17' 1" x 17' 0" (5.21m x 5.19m)

ANTI MONEY LAUNDERING

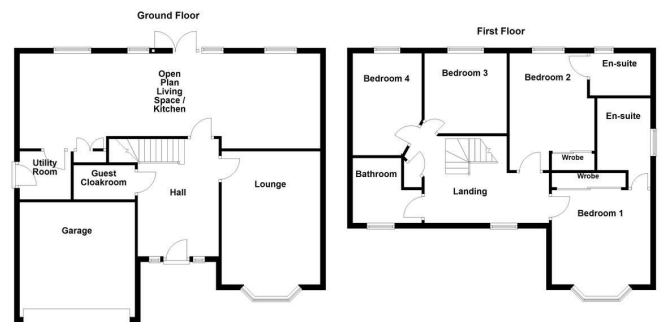
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	85 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 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.