



Drayton Lane

Drayton Bassett, Tamworth, , B78 3TZ

Offers Over £399,000

Property Features

- Tastefully Extended Semi-Detached Family Home
- Family Lounge
- Open Plan Living Area
- Guest Cloakroom
- Family Bathroom
- Loft Room
- Impressive Rear Garden
- Integral Garage
- Driveway

Full Description

Nestled within one of Tamworth's most desirable village locations, Drayton Bassett, this magnificent and tastefully extended semi-detached family home offers a harmonious blend of comfort, style, and stunning rural views. Set on a generous plot, this residence captivates with thoughtfully curated interiors, spacious proportions, and breathtaking panoramas of surrounding fields to the rear.

GROUND FLOOR

Family Lounge:

Stepping inside, you are welcomed by a cosy family lounge that exudes warmth and comfort. Characterised by a multi-fuel log burner, this inviting reception space is perfect for relaxing evenings and family gatherings.

Open-Plan Living Area:

As you move towards the rear of the home, it opens up into an exceptional modern living space. This expansive area includes a well-proportioned dining space and a stunning breakfast kitchen, equipped with high-quality appliances and stylish finishes. The adjoining utility area enhances functionality, while tasteful bi-folding doors seamlessly blend indoor and outdoor living, opening up to the rear garden.

Additional Features:

The ground floor is completed by a convenient guest cloakroom and an integral garage, providing ample storage and utility space.

LOUNGE

15' 7" x 15' 2" (4.75m x 4.64m)

DINING AREA

10' 4" x 15' 2" (3.15m x 4.64m)



BREAKFAST KITCHEN

21' 3" x 13' 8" (6.50m x 4.18 (Max)m)

UTILITY AREA

6' 11" x 6' 5" (2.12m x 1.98m)

GUEST CLOAKROOM

6' 8" x 6' 5" (2.05m x 1.98m)

FIRST FLOOR

Main Bedroom:

The main bedroom is a true retreat, boasting floor-to-ceiling windows that frame the beautiful views beyond the rear garden. This serene space is complemented by a sleek en suite bathroom, offering a luxurious private sanctuary.

Further Bedrooms:

Three additional bedrooms on this floor provide comfortable and versatile accommodation options, each thoughtfully designed to ensure ample space and natural light.

Family Bathroom:

The well-appointed family bathroom features a matching three-piece suite and quality tiled surround, creating a refined and relaxing environment.

Loft Room:

Supplementing the upstairs accommodation, the loft room has been thoughtfully converted to provide further living space. Accessed via wooden ladders and a loft hatch, this versatile area can serve as a home office, playroom, or additional guest bedroom.

BEDROOM ONE

12' 7" x 9' 7" (3.85m x 2.93m)

EN SUITE

9' 1" x 3' 0" (2.78m x 0.92m)

BEDROOM TWO

10' 4" x 9' 3" (3.15m x 2.84m)

BEDROOM THREE

11' 11" x 6' 10" (3.64m x 2.09m)

BEDROOM FOUR

11' 9" x 6' 10" (3.59m x 2.09m)

BATHROOM



7' 8" x 6' 2" (2.36m x 1.88m)

LOFT ROOM

15' 7" x 13' 9" (4.77m x 4.20m)

EXTERNAL

The outdoor space is just as impressive as the interiors. The rear garden begins with a tiered slab-paved patio, perfect for al fresco dining and entertaining. This gracefully leads onto a vibrant and well-kept lawn, occupying the central portion of the space.

At the foot of the garden, a timber decked area offers breathtaking views of the surrounding fields. This serene spot is ideal for relaxing and enjoying the tranquil setting. Additionally, a quaint 'log cabin' outbuilding provides a thoughtful reception space, perfect for use as a garden office, studio, or summer house.

ANTI MONEY LAUNDERING

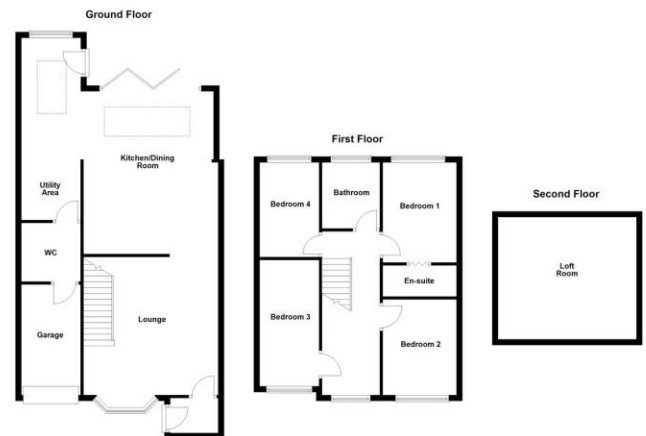
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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
69-80	C	77 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