



Suffolk Way  
, Tamworth, , B78 3XD

£385,000

# Property Features

- Stunning Four Bedroom Detached Family Home
- Spacious Double Driveway
- Impressive Open Plan Ground Floor
- Generous Lounge Space
- Additional Reception Room Perfect For Home Office Or Play Room
- Master Bedroom Fit With A Unique Open-Plan Bathroom
- Three Additional Impressive Sized Bedrooms
- Immaculate Rear Garden
- Freehold
- Desirable Location

## Full Description

Located on the popular County Drive estate in Tamworth, this four bedroom detached property offers a comfortable and practical layout, ideal for family living. This property features an attractive and well presented frontage with a double bay window design and an integrated garage. The red brick exterior and neat driveway contribute to strong curb appeal, setting a welcoming tone for the property.

### THE FORE

#### GROUND FLOOR

The ground floor offers a bright and spacious layout, including a generous lounge area, a modern open plan kitchen and dining area ideal for family living and entertaining, a separate playroom, and a guest cloakroom. The decor throughout is contemporary and well maintained, creating a warm and inviting atmosphere.

#### LOUNGE AREA

21' 4" x 15' 0" (6.5m x 4.57m)

#### DINING AREA

8' 6" x 8' 5" (2.59m x 2.57m)

#### KITCHEN AREA

16' 0" x 15' 0" (max) (4.88m x 4.57m)

#### PLAY ROOM

14' 7" x 8' 6" (4.44m x 2.59m)

#### GUEST CLOAKROOM

3' 2" x 5' 3" (0.97m x 1.6m)

#### FIRST FLOOR

Upstairs, the property comprises four impressive sized



bedrooms. The master bedroom benefits from a private bathroom, while the remaining bedrooms are served by a stylish and functional family bathroom. The landing connects each room efficiently, offering a practical and comfortable layout for family life.

#### BEDROOM ONE

17' 9" x 8' 6" (5.41m x 2.59m)

#### EN-SUITE

11' 6" x 7' 3" (3.51m x 2.21m)

#### BEDROOM TWO

8' 6" x 15' 0" (2.59m x 4.57m)

#### BEDROOM THREE

8' 4" x 9' 9" (2.54m x 2.97m)

#### BEDROOM FOUR

8' 5" x 11' 2" (2.57m x 3.4m)

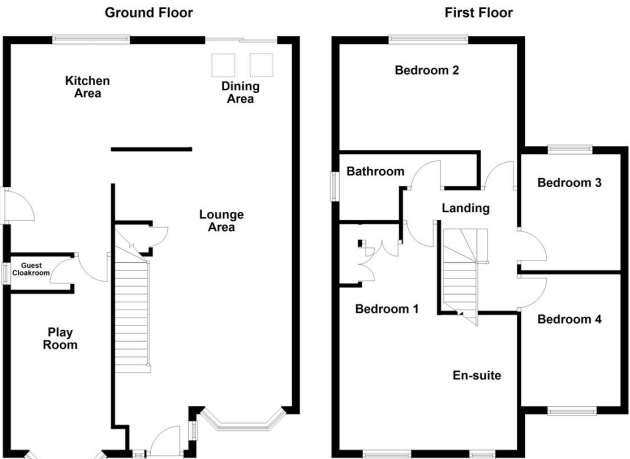
#### BATHROOM

11' 6" (max) x 7' 4" (3.51m x 2.24m)

#### THE REAR

To the rear, the home opens onto a private, landscaped garden with a mix of patio and lawn areas, perfect for outdoor dining, relaxation, and children's play. The garden is well-kept and provides a peaceful space to enjoy throughout the seasons. The garden also includes a Spacious, custom-made summer house.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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 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