



Freisan Barn Ashby Road, TAMWORTH

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## Property Description

The joy in visiting this home begins at the electric gated driveway which is flanked by fields and leads on to the courtyard frontage of this exclusive development. The property offers externally two car parking spaces on a driveway along with two further spaces in the secure double garage with additional parking available for visitors. To the rear of the home is a well looked after landscaped garden which offers a built in brick barbecue and a tastefully hidden store for homes oil fired heating system.

Moving inside, you are first greeted by a welcoming entrance hall with access to the guest wc and a window offering a preview of the kitchen. The large open plan living space has lots of room for large furniture and would make a great area for hosting family and friends. This space is under-floor heated and looks out over the garden, and also has the contemporary staircase adding to the luxury feel. The kitchen sits aside this space and comes equipped with a full compliment of Neff Appliances, including an induction hob. The stone work surfaces wrap around to create a peninsula bar area and the kitchen also features a boiling / chilled water faucet. A useful utility room to the rear of the kitchen completes the ground floor.

Upstairs you will find four double bedrooms, each having their own appeal and charm. Two of the bedrooms feature luxurious en suites and there is a further family bathroom upstairs, too. Call today for more information and to see inside.

## Lounge

29' 2" x 23' 1" ( 8.89m x 7.04m )

Two double glazed windows to side elevation, two double glazed windows to rear elevation, double glazed window to front elevation, double glazed French doors to rear elevation, under floor heating, stairs to first floor accommodation and open archway into:

## Kitchen

16' 8" x 13' 4" ( 5.08m x 4.06m )

A range of wall and base units with work surface over incorporating a sink with drainer unit, peninsula bar, Tower oven and grill, space for double fridge freezer, induction hob, instant hot and chilled water tap.

## Utility Room

8' 7" x 5' 4" ( 2.62m x 1.63m )

Door to boiler room, space and plumbing for washing machine and a range of wall and base units with work surface over incorporating a sink with drainer unit.

## Entrance Hallway

Internal window to kitchen.

## Guest W.C

Wash hand basin and W.C.



## Bedroom One

16' 4" max x 16' 1" max with recued head height ( 4.98m max x 4.90m max with recued head height )  
Double glazed roof window to rear elevation and vertical central heating radiator.

## En-Suite

Double glazed roof window to front elevation, W.C, wash hand basin with vanity storage, panelled bath with walk in shower and heated towel rail.

## Bedroom Two

11' 5" x 10' 10" ( 3.48m x 3.30m )  
Double glazed roof window to front elevation and central heating radiator.

## En-Suite

Walk in shower, wash hand basin, W.C and heated towel rail.

## Bedroom Three

14' 2" x 11' 4" ( 4.32m x 3.45m )  
Double glazed roof window to rear elevation, central heating radiator and vaulted ceiling.

## Bedroom Four

11' 3" x 10' 3" max to wardrobe plus door rece ( 3.43m x 3.12m max to wardrobe plus door rece )  
Double glazed roof window to rear elevation, central heating radiator and storage wardrobe.

## Bathroom

Double glazed window to side elevation, panelled bath, walk in shower, wash hand basin with vanity storage, W.C, heated towel rail and shaver point.

## Front Garden

Driveway providing off road parking for two vehicles and access to double garage.

## Rear Garden

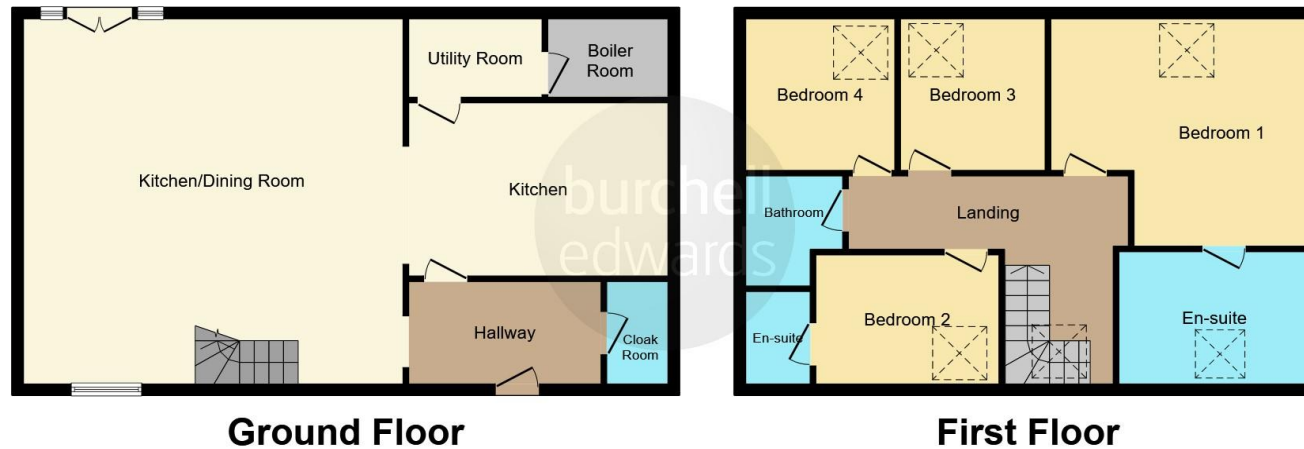
Patio area, laid to lawn, built in BBQ, hedge and fencing to boundaries.











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EPC Rating: E

Tenure: Freehold

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Property Ref: TAM206474 - 0002