



Alton Close, Amington Tamworth

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## Property Description

A fabulous modern detached family home set in a highly sort after location, being finished to a high standard throughout, this property must be viewed to appreciate the size and standard of accommodation on offer. Outside there is a double width driveway, integral garage and front and rear gardens.

The lounge sits to the front of the home and benefits from lots of natural light. As with the rest of the home, it is well decorated in contemporary style. There is also a guest W.C. on the ground floor for convenience. Upstairs, the three bedrooms are double in size the master having an en-suite shower room and a further family bathroom.

A viewing is highly recommended- have a look at our virtual tour and call today to see inside!

## Entrance Hallway

Double glazed door to front elevation, under stairs storage cupboard and stairs to first floor accommodation.

## Guest W.C

Double glazed window to side elevation, W.C, wash hand basin, central heating radiator and sunken spotlights.

## Lounge

17' 4" into bay x 11' 4" ( 5.28m into bay x 3.45m )  
Double glazed bay window to front elevation and central heating radiator.

## Kitchen/ Diner

21' 6" x 11' 1" plus door recess ( 6.55m x 3.38m plus door recess )  
Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double oven, hob and extractor, integrated fridge freezer and dishwasher, sunken spotlights and central heating radiator.

## Utility Room

6' 8" x 5' 8" ( 2.03m x 1.73m )  
Double glazed door to rear elevation, a range of base storage units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine and tumble dryer, central heating control panel and access to W.C.

## Landing

Loft access via hatch, airing cupboard and storage cupboard with shelving.

## Bedroom One

12' 3" into bay to wardrobe x 11' 1" ( 3.73m into bay to wardrobe x 3.38m )

Double glazed obscure bay window to front elevation, central heating radiator and triple fitted wardrobes.

## En-Suite

Walk in shower with sliding glass door, W.C, wash hand basin, sunken spotlights, chrome heated towel rail and fully tiled walls.

## Bedroom Two

13' 5" into recess x 10' 4" max ( 4.09m into recess x 3.15m max )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

11' 4" x 9' 4" ( 3.45m x 2.84m )

Double glazed window to rear elevation, central heating radiator and walk in storage cupboard with shelving and hanging rails.

## Bathroom

Obscure double glazed window to front elevation, bath with shower over and glass screen, W.C, wash hand basin, sunken spotlights, chrome heated towel rail and tiling to splash prone areas.

## Front Garden

Double qwidth driveway providing off road parking, lanwed area and access to garage.

## Rear Garden

Patio area, lawned area, outside tap, fencing to boundaries and gated side access to frontage.

## Garage

Up and over door, power, lighting and central heating boiler.

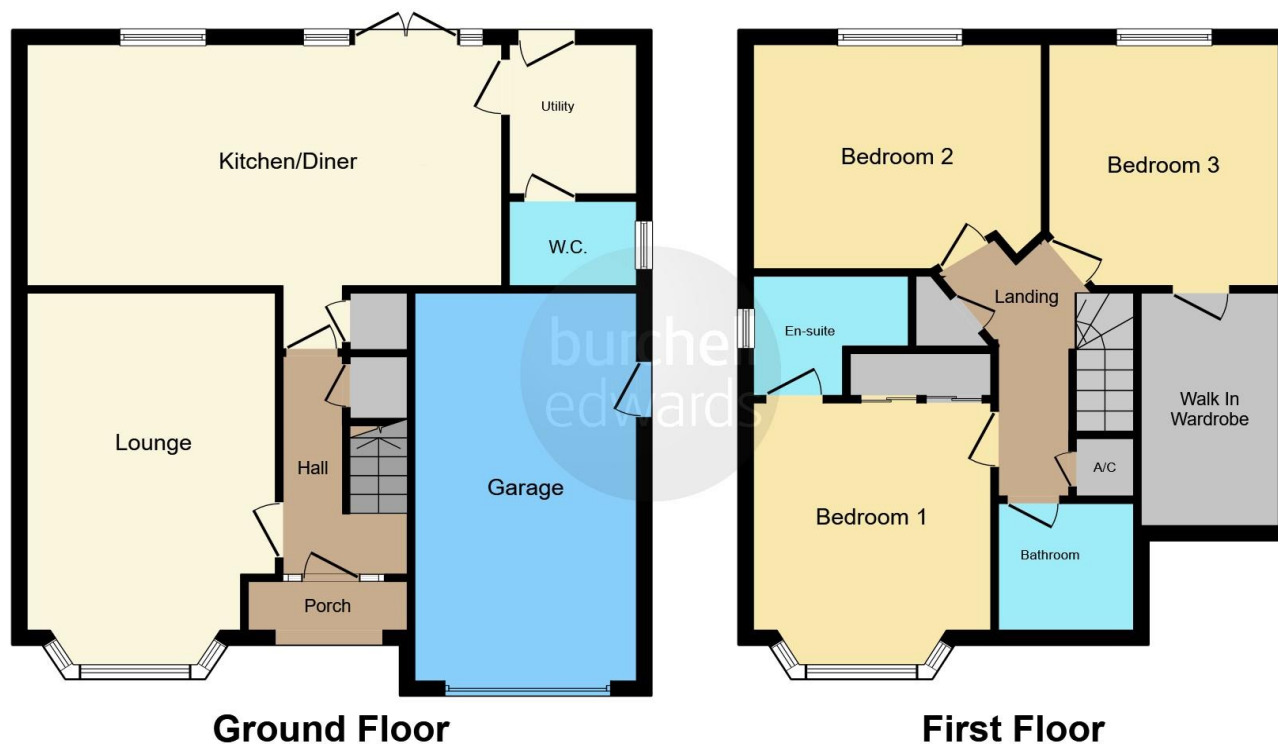












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To view this property please contact Burchell Edwards on

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**EPC Rating: B**

**Tenure: Freehold**

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