



Emberton Way
Amington, Tamworth, B77 3QQ

£450,000

Property Features

- Exceptional four bedroom detached family home
- Large garage/utility room pantry and convenient ground floor WC
- Beautifully presented throughout to an outstanding standard
- Spacious principal bedroom with fitted wardrobes and luxurious en-suite
- Superb open plan kitchen, dining and family room with skylight
- Three further generously proportioned bedrooms and stylish family bathroom
- Bi-fold doors opening onto a beautifully landscaped rear garden
- Integral garage/utility room and extensive block paved driveway providing ample off road parking
- Elegant living room featuring a contemporary media wall and inset fireplace
- A truly turnkey home offering high quality finishes and spacious family living

Full Description

Occupying an impressive position within a desirable residential setting, this exceptional four bedroom detached family home has been finished to an outstanding standard throughout, offering a superb blend of contemporary styling, generous proportions and thoughtfully designed living accommodation. Beautifully presented from top to bottom, the property immediately conveys a sense of quality and meticulous care, creating a home that is ready to move straight into and enjoy.

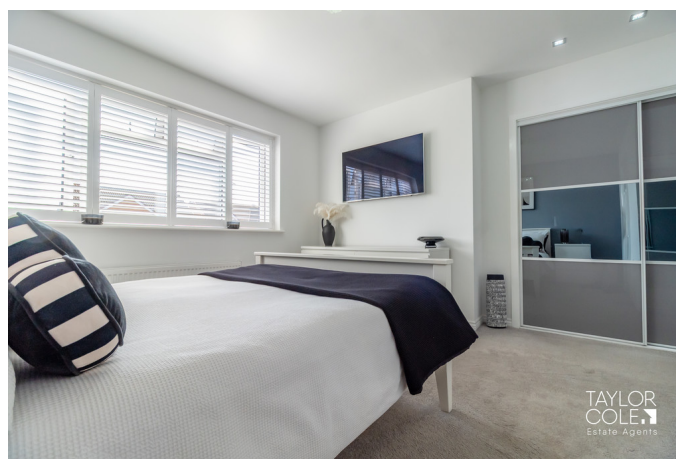
Designed with modern family living in mind, the accommodation flows effortlessly between elegant reception spaces and an outstanding open plan kitchen, dining and family room that forms the true heart of the home. Complemented by four well-proportioned bedrooms, a luxurious bathroom and en-suite to the principal bedroom, a large garage/utility room and a beautifully landscaped rear garden, this is a property that offers both practicality and refinement in equal measure.

THE FORE

The property enjoys an attractive and commanding street presence, with its handsome double fronted design, well maintained brick facade and generous block paved driveway creating an excellent first impression. The frontage provides ample off road parking for multiple vehicles and leads to the integral garage, while the neatly presented approach reflects the exceptional standard that continues throughout the home. Stepping through the front door, the welcoming entrance hall immediately sets the tone for the accommodation beyond. Bright, spacious and beautifully finished, it provides an elegant introduction to the property, with a staircase and quality finishes that perfectly showcase the care and attention that has gone into maintaining this wonderful family home.

GROUND FLOOR

The ground floor has been thoughtfully arranged to cater effortlessly for both everyday family life and entertaining. To the front of the property, the generously proportioned living room offers a sophisticated yet comfortable retreat, centred around a striking contemporary media wall with an inset feature fireplace. The stylish décor, abundance of natural light and generous proportions



combine to create a warm and inviting atmosphere, ideal for relaxing at the end of the day.

To the rear, the stunning open plan kitchen, dining and family room is undoubtedly the centrepiece of the home. Beautifully appointed with a range of high quality contemporary units, integrated appliances, breakfast seating and ample dining space, this exceptional room has been designed to bring family and friends together. Large glazed openings and a skylight flood the space with natural light, while bi-fold doors seamlessly connect the interior with the landscaped garden, creating an effortless transition between indoor and outdoor living. A separate utility room/garage with internal access, useful pantry and guest WC further enhance the practicality of this superb layout.

LIVING ROOM

11' 7" x 17' 2" (3.53m x 5.23m)

KITCHEN/DINER/LIVING SPACE

27' 1" x 23' 5" (8.25m x 7.14m)

In total

WC

3' 3" x 4' 7" (0.99m x 1.4m)

UTILITY ROOM

8' x 6' 2" (2.44m x 1.88m)

GARAGE STORE

8' x 10' 5" (2.44m x 3.18m)

FIRST FLOOR

The first floor continues the impressive standard established throughout the property, offering four beautifully presented bedrooms that provide flexible accommodation for growing families and those requiring home office space. The principal bedroom is an elegant and spacious retreat, benefiting from fitted wardrobes and a luxurious en-suite shower room finished with contemporary fixtures and fittings, providing a private sanctuary away from the main living accommodation.

The remaining three bedrooms are all generously proportioned and tastefully decorated, each offering excellent versatility for family members or guests. Bedroom two is a particularly spacious double, whilst bedrooms three and four provide comfortable accommodation with ample room for furniture. Completing the first floor is the stylish family bathroom, beautifully appointed with a modern suite and quality finishes that complement the overall standard of the home.

BEDROOM ONE

12' 7" x 14' 2" (3.84m x 4.32m)

BEDROOM ONE EN-SUITE



7' x 4' (2.13m x 1.22m)

BEDROOM TWO

10' 2" x 9' 6" (3.1m x 2.9m)

BEDROOM THREE

7' 9" x 13' 9" (2.36m x 4.19m)

BEDROOM FOUR

7' x 8' (2.13m x 2.44m)

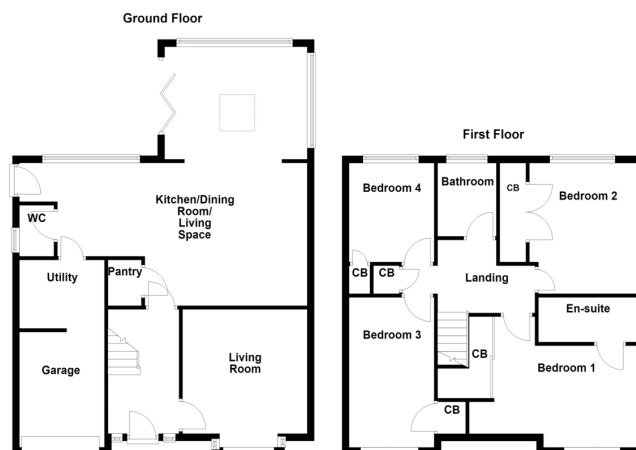
BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m)

THE REAR

The landscaped rear garden provides a wonderful extension of the living accommodation and has been carefully designed to create an attractive and relaxing outdoor environment. A generous decked seating area offers the perfect setting for outdoor dining and entertaining, whilst the well maintained lawn is framed by mature planting and established hedging, creating an attractive outlook and an excellent degree of privacy.

To one side of the garden, the charming covered seating area provide an additional space to relax and unwind throughout the seasons, making this a garden that can truly be enjoyed year round. Beautifully maintained and thoughtfully arranged, the outdoor space perfectly complements the quality of the accommodation inside and completes this outstanding family home.



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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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