TAYLOR COLE
Estate Agent









Ellastone Way

£385,000

Amington, Tamworth, Staffordshire, B77 4FT

Property Features

- Immaculately Presented Detached Residence
- Entrance Hall
- Spacious Lounge
- Open Kitchen/Dining Area
- Utility Room
- Guest Cloakroom
- Master Bedroom With En-Suite
- Two Further Bedrooms, Family Bathroom
- Detached Garage, Driveway
- Landscaped Rear Garden









Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this superb and most immaculately presented detached residence enjoying a stunning corner plot position upon this newly built development. The property boasts dual aspect accommodation in most rooms, a detached garage, landscaped rear garden and driveway, with accommodation briefly comprising: entrance hall, spacious lounge, open kitchen/dining area, utility room, guest cloakroom, master bedroom with en-suite, two further bedrooms, family bathroom. Early internal viewing is highly advised.

Occupying this wonderful corner plot position, with open views to the fore, this attractive three bedroom detached property is only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a lawned fore garden and tandem tarmacadam driveway, which in turn provides access to the up and over garage door, side entrance gate and composite front entrance door.

ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door with matching side screens, and having ceiling light point, wall socket, staircase off to first floor landing, radiator, 'Karndean' flooring, door into:

LOUNGE

10' 8" x 18' 9" (3.25m x 5.72m)

The dual aspect lounge has UPVC double glazed windows fitted with remote control electric vision blinds to both the front and side, and offers fantastic floor space for free standing lounge furniture, with two ceiling light points, two radiators, wall sockets, TV connection point, telephone connection point (subject to regulations).

OPEN ASPECT KITCHEN/DINING AREA

11' 3" x 18' 9" (3.43m x 5.72m)

This modern open aspect room is perfect for modern day living requirements, with the kitchen area having two tone matching base units and drawers, integrated 'AEG' dishwasher, integrated full height 'Zanussi' fridge/freezer, tower oven display with built-in 'AEG' oven and combination microwave/grill with additional storage above and beneath, quartz working surfaces with matching up-stands, four ring 'AEG' induction hob with quartz splashback and extractor hood over, inset one and half bowl stainless steel sink with hot and cold mixer tap over and drainer grooves adjacent, matching wall units offering further storage space, ceiling downlighters, UPVC double glazed window to the rear, 'Karndean' flooring opening to the dining area with superb floor space for free standing dining room table,

open display shelving recesses, two radiators, ceiling downlighters, UPVC double glazed window with fitted remote control electric blind to the front aspect, UPVC double glazed French doors with fitted remote control electric blinds opening out to the patio.

UTILITY ROOM

5' 8" x 7' 0" (1.73m x 2.13m)

Having a quartz laundry working surface with matching up-stands, inset sink with hot and cold mixer tap over, single base unit, recess and plumbing for washing machine, recess and point for tumble dryer, two ceiling downlighters, radiator, door into the understairs storage cupboard offering superb storage space, 'Karndean' flooring, obscure double glazed composite door leading out to the side passage.

GUEST CLOAKROOM

3' 7" x 5' 6" (1.09m x 1.68m)

This matching suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and tiled splashback, ceiling downlighters, extractor fan, radiator, 'Karndean' flooring.

FIRST FLOOR LANDING

With a UPVC double glazed window to the side offering natural light source, loft hatch access, two ceiling light points, wall socket, radiator, door into the overstairs airing cupboard enclosing the 'Worcester Bosch' combination boiler, door into:

BEDROOM ONE

10' 10" x 9' 8" (3.3m x 2.95m)

The master bedroom has superb floor space for free standing double bed with free standing furniture, an excellent range of built-in wardrobes enclosing hanging rails and shelving units, UPVC double glazed window to the front, ceiling light point, radiator, wall sockets, door into:

EN-SUITE

6' 9" x 7' 0" (2.06m x 2.13m)

The luxury en-suite has been upgraded by the current owner and boasts natural half tiled surround, with a three piece suite comprising of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage above, walk-in shower with enclosed shower fitment, glass side screen and sliding glass doors, obscure UPVC double glazed window to the rear, ceiling downlighters, extractor fan, wall mounted heated towel rail, shaver socket, matching tiled flooring.

BEDROOM TWO

9' 11" x 10' 11" (3.02m x 3.33m)

Positioned to the front of the property and having built-in wardrobes enclosing hanging rails and shelving units, ceiling light point, wall sockets, radiator, UPVC double glazed window to the front aspect.

BEDROOM THREE

10' 11" x 8' 7" (3.33m x 2.62m)

Currently being utilised as the home office, the double third bedroom has UPVC double glazed windows to the side, ceiling light point, radiator, wall socket.

FAMILY BATHROOM









7' 7" x 6' 4" (2.31m x 1.93m)

The modern and upgraded suite comprises of a panelled bath with hot and cold mixer tap over, shower fitment above, tiled surround and glass side screen, wall mounted hand wash basin with hot and cold mixer tap over and toiletry storage above with vanity mirror fronted doors, close coupled WC, obscure UPVC double glazed window to the front aspect, ceiling downlighters, shaver socket, extractor fan, wall mounted heated towel rail.

OUTSIDE

DETACHED GARAGE

Accessed via the up and over garage door from the tarmacadam driveway, the garage offers superb floor space for additional storage, and has wall sockets, ceiling light point, door into the secure store positioned to the rear with further storage space above.

REAR GARDEN

The landscaped rear garden boasts a superb newly laid slabbed paved patio with slabbed paved border, continuing slabbed paved path leading to the utility door along with the side entrance gate, outside cold water tap, two separate lawned areas positioned alongside, raised sleeper retaining boundary with steps leading through the lawned area to the secondary slabbed paved patio area, timber fencing and brick built wall to boundaries.

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.

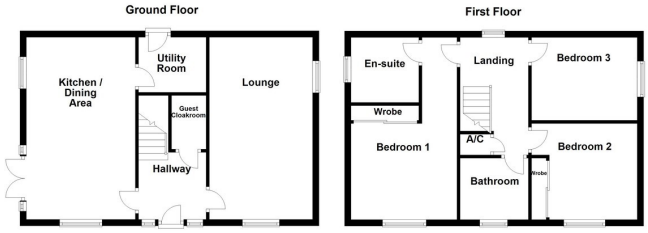
TENURE

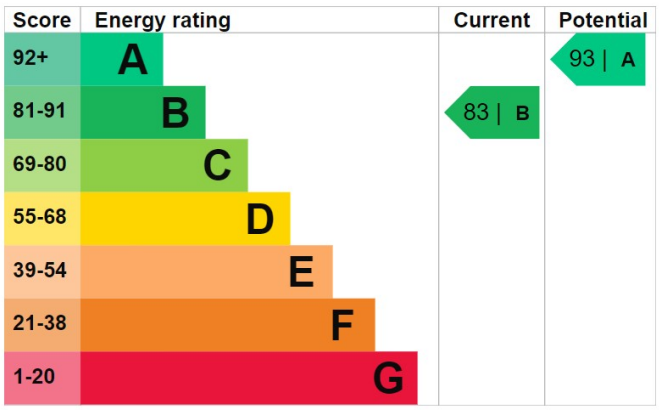
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.







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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