TAYLOR COLE
Estate Agent









Durlston Close

£390,000

Amington, Tamworth, B77 3QG

Property Features

- Impressive Four Bedroom Detached Family Home
- Situated on the Sought After Durlston Close in Amington
- Substantial and Beautifully Presented Living Room
- Separate Dining Room Ideal for Family Meals and Entertaining
- Delightful Conservatory Overlooking the Rear Garden
- Spacious Fitted Kitchen with Ample Storage and Worktop Space
- Principal Bedroom Benefiting from a Private En Suite Shower Room
- Family Bathroom and Convenient Ground Floor WC
- Generous Block-Paved Driveway Providing Ample Off-Road Parking
- Garage and enclosed rear garden









Full Description

Situated on the sought after Durlston Close in Amington, this impressive four bedroom detached family home offers an excellent combination of spacious accommodation, versatile living areas and attractive outdoor space. Beautifully presented throughout, the property provides a welcoming environment perfectly suited to modern family life, with generously proportioned rooms, a conservatory and a garage all contributing to its appeal.

The accommodation comprises a substantial living room, separate dining room, fitted kitchen, ground floor WC and a delightful conservatory overlooking the rear garden. Upstairs, four well-proportioned bedrooms are complemented by a family bathroom and an en suite to the principal bedroom. With a generous driveway providing ample off-road parking and an enclosed rear garden, this is a wonderful opportunity to acquire a spacious family home in a desirable residential setting.

THE FORE

The property enjoys an attractive position along Durlston Close, with a handsome brick-built exterior and a traditional detached design that creates an excellent first impression. A substantial block-paved driveway extends across the front of the property, providing generous off-road parking for multiple vehicles and leading directly to the garage.

The front elevation features an appealing combination of brickwork, pitched rooflines and well-positioned windows, giving the home plenty of character. The integral garage provides valuable additional storage or secure parking, while the main entrance opens into a welcoming hallway, setting the tone for the spacious accommodation found throughout.

GROUND FLOOR

Upon entering the property, a welcoming entrance hallway provides access to the first floor and leads through to the impressive living room. Generously proportioned and beautifully presented, this substantial reception room offers an abundance of space for comfortable seating and family relaxation. Rich blue decorative tones create a stylish and inviting atmosphere, while the room's layout comfortably accommodates larger furniture without compromising its sense of openness. An attractive archway leads through to the separate dining room, creating a natural connection between the two reception spaces. The dining room provides an ideal setting for family meals and entertaining guests, with French doors opening directly into the conservatory. Featuring extensive glazing and an attractive pitched glass roof, the conservatory enjoys lovely views across the rear garden and provides an additional reception area that can be enjoyed in a variety of

ways.

The kitchen offers a practical and well-appointed space, fitted with an extensive range of light-coloured wall and base units complemented by contrasting work surfaces and warm wood-effect flooring. Its generous proportions provide ample preparation and storage space, with windows allowing plenty of natural light to enter. A conveniently positioned ground floor WC is accessed from the kitchen, adding further practicality for everyday family living. Together, these rooms create a versatile ground floor arrangement, offering a pleasing balance between open, sociable spaces and more defined areas for dining, cooking and relaxation.

LIVING ROOM
15' 7" x 16' 2" (4.75m x 4.93m)

DINING ROOM
8' 4" x 10' (2.54m x 3.05m)

KITCHEN
15' 9" x 16' (4.8m x 4.88m)

WC
4' 5" x 4' 5" (1.35m x 1.35m)

FIRST FLOOR
Ascending to the first floor, a central landing provides access to four bedrooms and the family bathroom. The principal bedroom is a particularly attractive space, offering generous proportions and a striking feature wall that adds character to the room. There is ample space for a king sized bed and accompanying bedroom furniture, while the benefit of a private en suite shower room makes this an excellent principal suite. The en suite features contemporary dark tiling, a glazed shower enclosure, wash basin and WC. Bedroom two is another comfortable double room, offering excellent versatility for family members or visiting guests, while bedroom three provides further generous accommodation with space for a double bed and additional furnishings.

Bedroom four completes the sleeping accommodation and offers flexibility as a child's bedroom, nursery, dressing room or dedicated home office, depending on the requirements of its next owners. The family bathroom is finished in a light, neutral style and incorporates a fitted bath, wash basin and WC, providing a practical space for everyday use. Additional built-in cupboards on the first floor offer useful storage, helping to maintain a tidy and organised home. With four bedrooms, two first floor bathrooms and a well-balanced layout, the upper floor is ideally arranged to accommodate the needs of a growing family.

BEDROOM ONE
10' 1" x 16' 9" (3.07m x 5.11m)

BEDROOM ONE EN-SUITE
7' x 3' 7" (2.13m x 1.09m)

BEDROOM TWO
10' 1" x 9' 6" (3.07m x 2.9m)









BEDROOM THREE
8' 2" x 10' 9" (2.49m x 3.28m)

BEDROOM FOUR
8' 2" x 9' 7" (2.49m x 2.92m)

BATHROOM
6' 7" x 6' 4" (2.01m x 1.93m)

THE REAR
To the rear, the property benefits from a delightful enclosed garden that provides an attractive setting for outdoor relaxation, entertaining and family activities. A generous central lawn creates an open and welcoming space, while paved patio areas offer opportunities for outdoor seating and dining during the warmer months. The garden is bordered by timber fencing, providing a clearly defined outdoor area with plenty of scope for personalisation.

The conservatory creates an appealing connection between the house and garden, with its French doors allowing the outdoor space to become a natural extension of the living accommodation. A paved pathway extends through the lawn towards the rear boundary, while the combination of grassed and hardstanding areas offers a practical balance for families and those who enjoy spending time outdoors. With its generous proportions and attractive outlook towards the rear of the property, the garden provides a wonderful finishing touch to this impressive detached home.

CONSERVATORY
9' 8" x 11' 7" (2.95m x 3.53m)

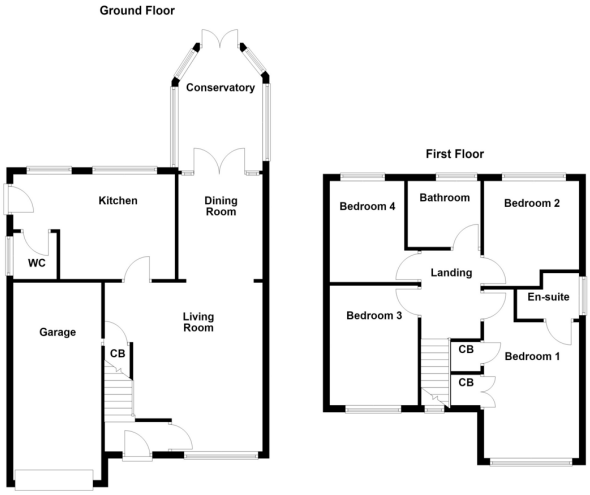
GARAGE

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