



Chandlers Drive

Amington, Tamworth, B77 4NY

£625,000

# Property Features

- Outstanding Detached Family Home
- Generous & Extensive Grounds
- Highly Sought After Development
- Impressive Family Lounge, Sun Room & Dining Room
- Timeless Kitchen With Utility Room
- Magnificent Main Bedroom, En Suite & Walk in Wardrobe
- Three Further Double Bedrooms
- Remarkable Rear Garden
- Close to Canal Towpaths & Nature Reserve
- Freehold

## Full Description

Set within the exclusive and highly regarded 'Chandlers Drive,' this outstanding executive detached family home offers a rare opportunity to acquire a beautifully crafted residence on a supremely generous plot. Boasting a remarkable plot and having been independently designed, the property offers a plethora of spacious and versatile accommodation throughout.

### LOCALE

Approaching the home, you are met with a striking double-fronted facade, characterised by a sweeping block paved driveway and vibrant shaped lawns. Surrounded by an array of bespoke, self-built properties, this home enjoys a prime location ideal for families, with excellent schools, amenities, and swift access to the picturesque Hodge Lane Nature Reserve and the Coventry Canal.

### GROUND FLOOR

Upon entering, a bright and inviting reception hall provides an impressive first impression, offering access to each key area of the ground floor accommodation. A convenient guest cloakroom and a staircase leading to the first-floor landing further enhance the welcoming feel of the space.

The family lounge is a breath-taking dual-aspect living area, designed for spacious and comfortable gatherings. Centred around an attractive fireplace, this impressive room exudes warmth and elegance. Adjacent to the lounge, a radiant sunroom offers additional reception space with panoramic views of the stunning rear garden, creating a serene and light-filled retreat.

For more formal occasions, a dedicated family dining room presents the perfect space for intimate gatherings and meals. To the rear of the home, a spectacular breakfast kitchen is fitted with an array of timeless base units, roll-top working surfaces, modern integrated appliances, and an inset round-bowl sink unit. A purposeful utility room further enhances the home's functionality, providing space for necessary appliances and an additional access point to the rear garden.



#### RECEPTION HALL

16' 5" x 7' 2" (5.02m x 2.19m)

#### FAMILY LOUNGE

24' 11" x 12' 4" (7.61m x 3.77m)

#### SUN ROOM

11' 10" x 11' 3" (3.63m x 3.44m)

#### DINING ROOM

10' 11" x 9' 3" (3.35m x 2.82m)

#### BREAKFAST KITCHEN

17' 7" x 10' 5" (5.38m x 3.19m)

#### UTILITY ROOM

10' 5" x 6' 1" (3.19m x 1.87m)

#### GUEST CLOAKROOM

5' 7" x 2' 11" (1.72m x 0.89m)

#### FIRST FLOOR

Ascending to the first floor, a captivating gallery landing floods with natural light and grants access to the home's comfortable double bedrooms. The primary suite is a standout feature, boasting exceptional proportions, a sleek en suite bathroom, and a cleverly disguised walk-in wardrobe concealed behind mirror-fronted sliding doors. The second bedroom also benefits from an attractive en suite, while the remaining bedrooms are served by a stylish family bathroom.

#### BEDROOM ONE

18' 10" x 13' 8" (5.75m x 4.18m)

#### EN SUITE

7' 9" x 5' 6" (2.38m x 1.70m)

#### BEDROOM TWO

14' 2" x 12' 5" (4.34m x 3.80m)

#### EN SUITE

8' 3" x 4' 11" (2.53m x 1.50m)

#### BEDROOM THREE

11' 3" x 9' 4" (3.43m x 2.87m)

#### BEDROOM FOUR

12' 5" x 10' 2" (3.80m x 3.12m)

#### BATHROOM

9' 11" x 5' 3" (3.03m x 1.61m)



## OUTSIDE

### GENEROUS REAR GARDEN

The rear garden is truly awe-inspiring, offering a delightful and meticulously maintained composition. A generous slab-paved patio provides the ideal setting for outdoor seating and entertaining, seamlessly extending onto a neatly kept lawn. Sweeping slabbed pathways and mature flowerbeds frame the borders, while an arrangement of evergreens at the foot of the plot ensures privacy and discretion.

Completing the appeal of this remarkable home, a fantastic integral double garage significantly enhances storage potential while also offering an exciting opportunity for conversion into additional reception space, should the new owners desire.

### DOUBLE 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 and 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.