

Emberton Way  
Amington, Tamworth, B77 3QQ

£439,950

# Property Features

- Stunning Detached Family Home
- Generous Corner Plot
- Bright and Spacious Entrance Hallway
- Striking Open Plan Kitchen and Family Area
- Superb Family Lounge
- Four Well Proportioned Double Bedrooms
- Modern Family Bathroom and En-Suite
- South Facing Rear Garden
- Block Paved Driveway, Garage Store
- Internal Viewing Recommended

## Full Description

Nestled on a generous corner plot within the highly sought-after 'Amington Fields' estate, this stunning detached family home presents a rare opportunity to acquire a beautifully extended and meticulously renovated residence.

Designed with modern living in mind, the property boasts a perfect blend of luxurious finishes, generous proportions, and a thoughtfully landscaped south-facing rear garden, making it ideal for families and discerning buyers alike.

### GROUND FLOOR

Upon entering, you are welcomed by a bright and spacious entrance hall that sets the tone for the rest of the home.

The heart of the property lies in its striking open-plan kitchen and family area, which is flooded with natural light. This expansive space showcases a magnificent central island, high-spec integrated appliances, and sleek cabinetry, complemented by a designated dining area set into a charming bay window. A cosy snug area completes the space, with French doors opening onto the rear patio, creating a seamless indoor-outdoor flow. A purpose-built utility room, located just off the kitchen, enhances the practicality of everyday living.

To the rear of the ground floor, a superb family lounge offers an inviting retreat, ideal for both relaxation and entertaining. Additional features include a unique home gym or office space-perfect for remote working or fitness enthusiasts-as well as a stylish guest cloakroom for added convenience.



## RECEPTION HALL

OPEN PLAN KITCHEN/DINER  
16' 6" x 17' 7" (5.05m x 5.38m)

FAMILY LOUNGE  
14' 3" x 11' 10" (4.34m x 3.61m)

UTILITY ROOM  
9' 10" x 6' 7" (3.01m x 2.01m)

OFFICE/STUDY  
7' 3" x 4' 6" (2.22m x 1.39m)

GUEST CLOAKROOM  
4' 5" x 2' 1" (1.35m x 0.65m)

## FIRST FLOOR

Upstairs, the home continues to impress with a spacious landing that leads to four well-proportioned double bedrooms. Each bedroom benefits from sleek, mirror-fronted wardrobes, offering ample storage solutions.

The principal bedroom enjoys the luxury of a private, well-appointed en suite bathroom, while the remaining bedrooms are served by a modern family bathroom featuring a contemporary three-piece suite and water-resistant surrounds, completing the internal accommodation to an exceptional standard.

BEDROOM ONE  
14' 0" x 11' 11" (4.27m x 3.63m)

## EN SUITE

BEDROOM TWO  
12' 8" x 8' 0" (3.86m x 2.44m)

BEDROOM THREE  
10' 2" x 8' 5" (3.1m x 2.57m)

BEDROOM FOUR  
10' 3" x 8' 5" (3.12m x 2.57m)

## FAMILY BATHROOM



## OUTSIDE

### REAR GARDEN

The outdoor space is a true highlight of the home. The south-facing rear garden begins with a substantial slab-paved patio, perfect for al fresco dining or entertaining, and leads to a neatly maintained lawn bordered by vibrant flowerbeds. Enclosed by secure timber fencing, the garden provides a private and peaceful sanctuary for both children and adults to enjoy.

### GARAGE

### ANTI MONEY LAUNDERING

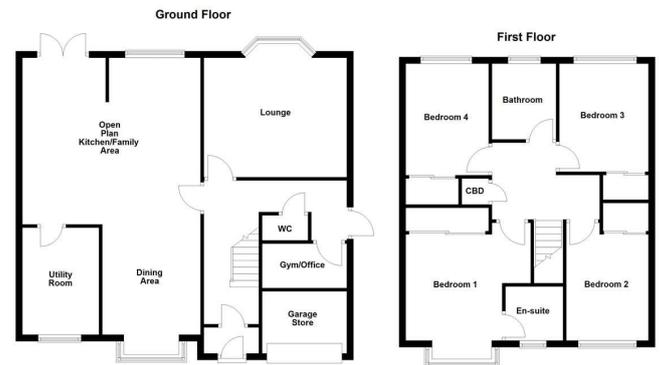
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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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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 and 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.