



8 WATERS DRIVE, FOUR OAKS, SUTTON COLDFIELD, B74 4TQ

OFFERS AROUND - £950,000

Nestled in the heart of the prestigious neighbourhood of Four Oaks, Waters Drive is an exclusive, prized cul-de-sac, set just a short stroll from Sutton Park, and many other amenities.

This exquisite, four bedroomed dormer bungalow stands on a generous, mature and private plot amidst properties of a similar calibre. It's design, host of outstanding improvements and luxurious finish, stand as a huge testament to the features and style that the discerning purchaser seeks for modern, contemporary living.

The property is framed by it's substantial driveway with the exterior of the bungalow seamlessly blending style with classic architecture. Upon entering you are greeted by an impressive, wide reception hall having exposed oak parquet flooring, opening to an elegant, generous lounge which is further complemented by it's wide Inglenook fireplace with log burning stove and in turn set to the rear is a substantial conservatory. A study/den provides a superb home working environment, furthermore the jewel of the property is entered via an open plan dining room leading to a masterpiece of modern design and functionality being the property's comprehensively fitted breakfast kitchen, fitted with an array of integrated appliances, a bank of fitted units, together with a central feature island combining breakfast area with roof lantern above, and bi-fold doors offering a panoramic view over the secluded, approximate southerly garden. Set to the side is a single car garage

A wide inner hallway accesses the property's two ground floor double bedrooms, together with substantial high end shower room, featuring his & hers wash hand basins and contemporary tiling. Thoughtfully designed to provide the utmost comfort, the master suite is set to the first floor. It boasts a spacious layout with sitting area beneath the window, walk-in wardrobe and high en-suite bathroom featuring a free standing slipper style bath. Furthermore there is a fourth bedroom, once more having wardrobe area and access to useful eaves storage.

A host of shopping facilities are available at 'The Crown', there is a local bus services, well regarded schooling for all ages and access to the Cross City rail line at Four Oaks and Blake Street stations. Finally, the property is complemented by gas central heating and pvc double glazing. To fully appreciate this outstanding family home, or retirement dormer bungalow, we highly recommend an internal inspection.



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Set back from the roadway behind a generous multi-vehicular driveway, flanked by lawn having dwarf wall to fore, a wide glazed archway with inset twin doors opens to:

FULLY ENCLOSED PORCH: Windows to front, obscure leaded light glazed door to:

WELCOMING RECEPTION HALL: 19' x 8'6" Obscure leaded light windows to front, period style radiator, oak block parquet flooring.

ATTRACTIVE LOUNGE: 18'5" x 14'10" max / 11' min Wide Inglenook styled fireplace having oak beam over, deep slate hearth with central log burning stove, having concealed downlighters over, leaded light glazed windows to either side, period style radiator, wide double glazed patio doors open to:

CONSERVATORY: 12' x 11'3" Pvc double glazed windows to side and rear elevations with double glazed French doors to garden, tiled floor.

STUDY/DEN: 9'9" x 9'6" max / 8'2" min Double glazed bow window to front with storage/display ledge, radiator, wood laminate flooring.

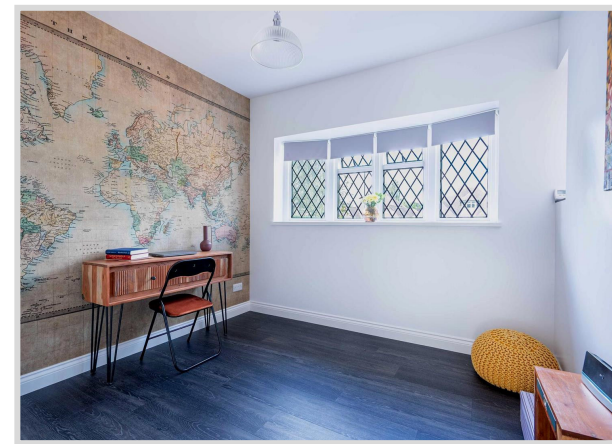
OPEN PLAN DINING ROOM: 26' max / 14'10" min x 13' max / 12'4" min Leading to comprehensively fitted breakfast kitchen.

Dining Area: Tall pvc double glazed picture windows overlooking rear garden, period style radiator, space for dining table, tiled floor, opening to:

Breakfast Kitchen: Wide double glazed bi-fold doors to rear, single drainer sink unit set into sweeping onyx work surfaces with upstands and black glazed/mirrored splash backs, there is a comprehensive range of contemporary slate styled units to both and wall level including drawers, integrated dishwasher, fridge and freezer, elevated oven and fitted microwave with plate warming drawer beneath, a substantial central island unit provides a further working area with inset flush fitting hob, in turn having concealed ceiling extractor above, two/three space breakfast bar, remote controlled LED unit lighting, TV recess with feature wine/storage shelving beneath, tall period style radiator, tiled floor.

UTILITY ROOM: 9'10" max / 6' min x 6'4" Onyx styled work surfaces, recesses for washing machine and dryer, fitted wall and base units, tiled floor, door to garage.

GUESTS CLOAKROOM/WC: White low flushing wc, vanity wash hand basin with base unit beneath, tiled floor



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





INNER HALLWAY: Set off the reception hall, having leaded light window to side, further oak block parquet flooring, period style radiator, stairs to first floor.

BEDROOM TWO: 14'10" x 12' Double glazed bow window to front, radiator.

BEDROOM THREE: 13' x 12' Pvc double glazed window to rear, radiator, tall double and single built-in wardrobes.

WELL APPOINTED SHOWER ROOM: 10' x 7'9" Two pvc double glazed obscure windows to side, large shower cubicle with drying area and glazed splash screens, his & hers vanity wash hand basins having twin double base units beneath, low flushing wc, complementary tiling to walls and floor, tall double radiator.

STAIRS TO LANDING: Double glazed Velux window to front.

BEDROOM ONE: 18'8" max / 16'9" min x 10'10" Pvc double glazed window to front, period style radiator.

WALK-IN WARDROBE/DRESSING AREA: Having fitted hanging rails and shelving.

FEATURE EN-SUITE BATHROOM: Pvc double glazed obscure window to side, matching well appointed white suite comprising free standing slipper style bath, wall hung wide wash hand basin, bidet, low flushing wc, period style radiator, complementary tiling to walls and floor.

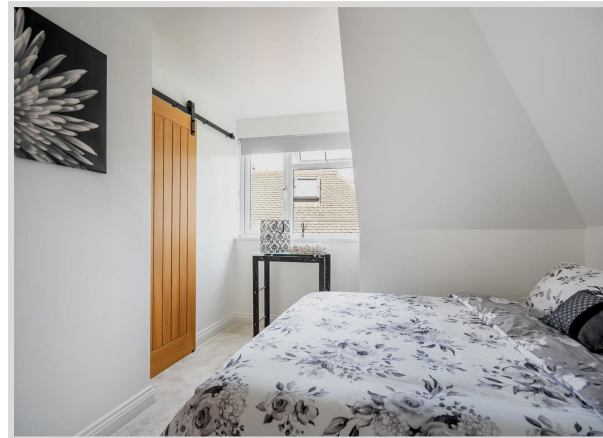
BEDROOM FOUR: 18'8" max / 10'4" min x 9'2" Pvc double glazed window to side, radiator.

WALK-IN WARDROBE AREA/STORE: 7'1" x 3'4" Fitted shelving and hanging rails, door opening to useful storage area set into eaves.

SIDE LOBBY: Arched doorway to front, opening to:

SIDE GARAGE: 16' x 10'1" Two obscure windows to side **(Please check the suitability of this garage for your own vehicle)**

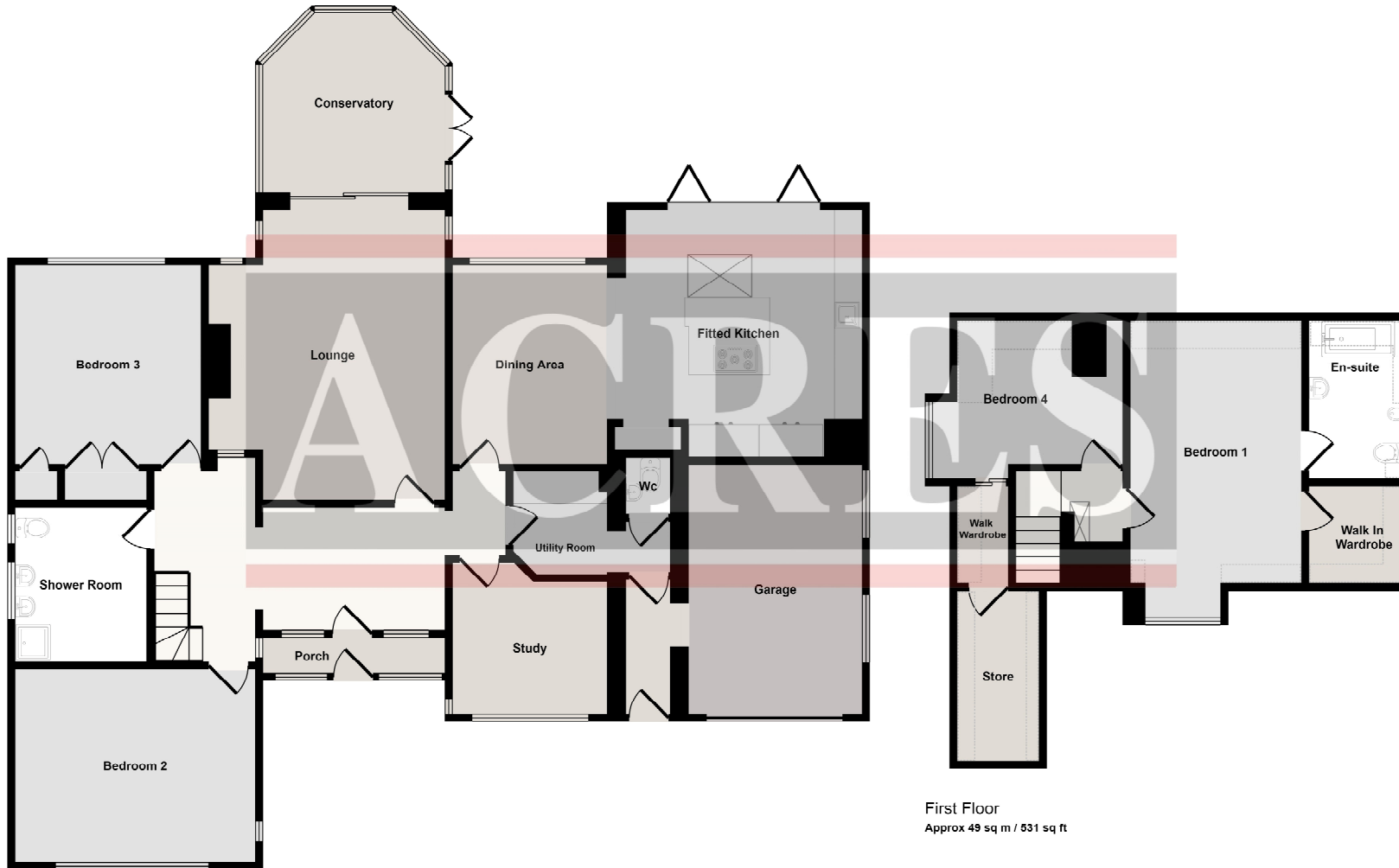
OUTSIDE: Generous decking area opens to a substantial lawned rear garden, flanked by borders having an abundance of mature shrubs and bushes, together with timber summer house, mature maintained trees and conifers provide a high degree of privacy, the garden is of an approximate southerly aspect.



Council Tax Band: F



Approx Gross Internal Area
216 sq m / 2321 sq ft



Ground Floor
Approx 166 sq m / 1790 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	35 F	
1-20	G		

First Floor
Approx 49 sq m / 531 sq ft

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.