



**6 HOLTE DRIVE, FOUR OAKS, B75 6PR**

## OFFERS AROUND - £860,000

This delightful, quite exceptional, much improved and well presented, freehold, detached family home is set in a prime, central, sought after cul-de-sac location. Mere Green shopping centre is positioned within only a few hundred metres, as are excellent public transport links including access to the Cross City rail line. Furthermore Four Oaks offers access to well regarded schooling for all ages.

Individually and thoughtfully designed being finished to an exacting specification, this outstanding property offers contemporary living, which of course includes gas central heating, pvc double glazing together with partial air conditioning (each where specified).

A generous multi-vehicular block paved in and out driveway gives access to the property via a fully enclosed porch, in turn opening to a bright, welcoming reception hall having guests cloakroom/wc off. An imposing spacious lounge with wide log burning stove, provides an excellent room to escape to and relax in as well as, of course a great entertaining space, being enhanced further by full width bi-fold doors, framing the property's landscaped rear garden, which also offers a shaped patio and the relaxation of a fitted hot tub.

A comprehensively fitted breakfast kitchen with a substantial central island, provides the heart of the property, where you will find a range of integrated appliances, contemporary fitted units, quartz work surfaces and a further garden sitting area, once more having bi-fold doors flooding the kitchen with natural light. Additionally there is also a utility room off and set to the side, a substantial, multi-purpose room which can be used as a dining or family room, as preferred. The property offers a ground floor double bedroom with dressing room off, in turn opening to a well appointed white en-suite shower room.

To the first floor there are two further double bedrooms, the master suite having a full height window to rear, a dressing area and large, well appointed, contemporary en-suite bathroom off. A further walk-in wardrobe area can be found to the second bedroom, which in turn opens through to an additional en-suite shower room. To fully appreciate the property on offer, together with its host of features, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular, block paved in 'n' out driveway having central lawn, twin double glazed doors open to:



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**FULLY ENCLOSED PORCH:** Multi-locking front door with double glazed inset opens to:

**RECEPTION HALL:** Featuring oak doors, double radiator, cloaks cupboard, tiled floor.

**GUESTS CLOAKROOM/WC:** Pvc double glazed obscure window to front, matching white suite comprising vanity wash hand basin with base unit beneath, low flushing wc, radiator, tiling to walls and floor.

**SPACIOUS LOUNGE:** 19'9" x 16'7" Full width double glazed bi-fold doors to rear with double glazed windows to sides, two double radiators, wide log burning stove having slate relief above and wide side display/television ledge.

**COMPREHENSIVELY FITTED BREAKFAST KITCHEN COMBINING SITTING AREA:** 22'8" x 13'10" Three pvc double glazed windows to front, twin stainless steel bowl sink units, set into sweeping quartz work surfaces, there is a range of fitted high gloss handleless base units with integrated dishwasher, together with a bank of feature slate styled gloss units, incorporating full height fridge and freezer, twin ovens and central microwave, heated drawer unit, there is a large central island unit having inset flush fitting hob with recessed extractor, six space breakfasting area, further base units, tall contemporary radiator, double glazed bi-fold doors open to rear where there is a further sitting area, air conditioning unit.

**UTILITY ROOM:** 7'10" x 5'6" Pvc double glazed window to front, stainless steel bowl sink set into work surfaces with further fitted white gloss wall and base units, recesses for washing machine and dryer, double radiator, tiled floor.

**FAMILY/DAY ROOM:** 22'7" max / 10'2" min x 16'1" max / 13'3" min Pvc double glazed windows and doors to front and rear, double radiator, air conditioning unit.

**BEDROOM THREE:** 13'9" x 12' Pvc double glazed window to rear with central double glazed double French doors, double radiator, wood laminate flooring.

**DRESSING ROOM:** 9'9" x 5'6" max / 4' min Pvc double glazed obscure window to front, two double wardrobes with side storage shelving, double radiator.



**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.





**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to front, matching white suite comprising large walk-in shower with glazed splash screen and rainfall shower, bowl sink set onto a wide vanity unit with double base unit beneath, low flushing wc, tiling to walls and floor, tall radiator.

**RETURN STAIRS TO FIRST FLOOR LANDING:** Double glazed Velux window to front.

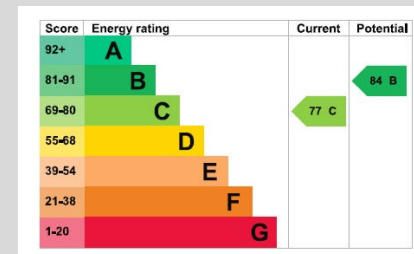
**BEDROOM ONE:** 28'3" max / 18' min x 10'8" max / 8'6" part sloping ceiling Deep pvc double glazed window to rear, further double glazed window to front, two double radiators. **Dressing Area:** Having space for dressing table, storage recess and built-in wardrobe, air conditioning unit.

**EN-SUITE BATHROOM:** 11'9" x 11'7" part sloping ceiling Pvc double glazed obscure window to rear, matching well appointed white suite comprising bath, shaped wash hand basin with side storage/display ledge and base unit beneath, low flushing wc, deep enclosed shower cubicle with glazed splash screen and rainfall shower, double radiator, tiling to walls and floor.

**BEDROOM TWO:** 14' x 14' Pvc double glazed window to rear, double radiator. **Dressing/'Wardrobe' Area:** 7'8" x 5'4" Twin clothes hanging rails, door to:

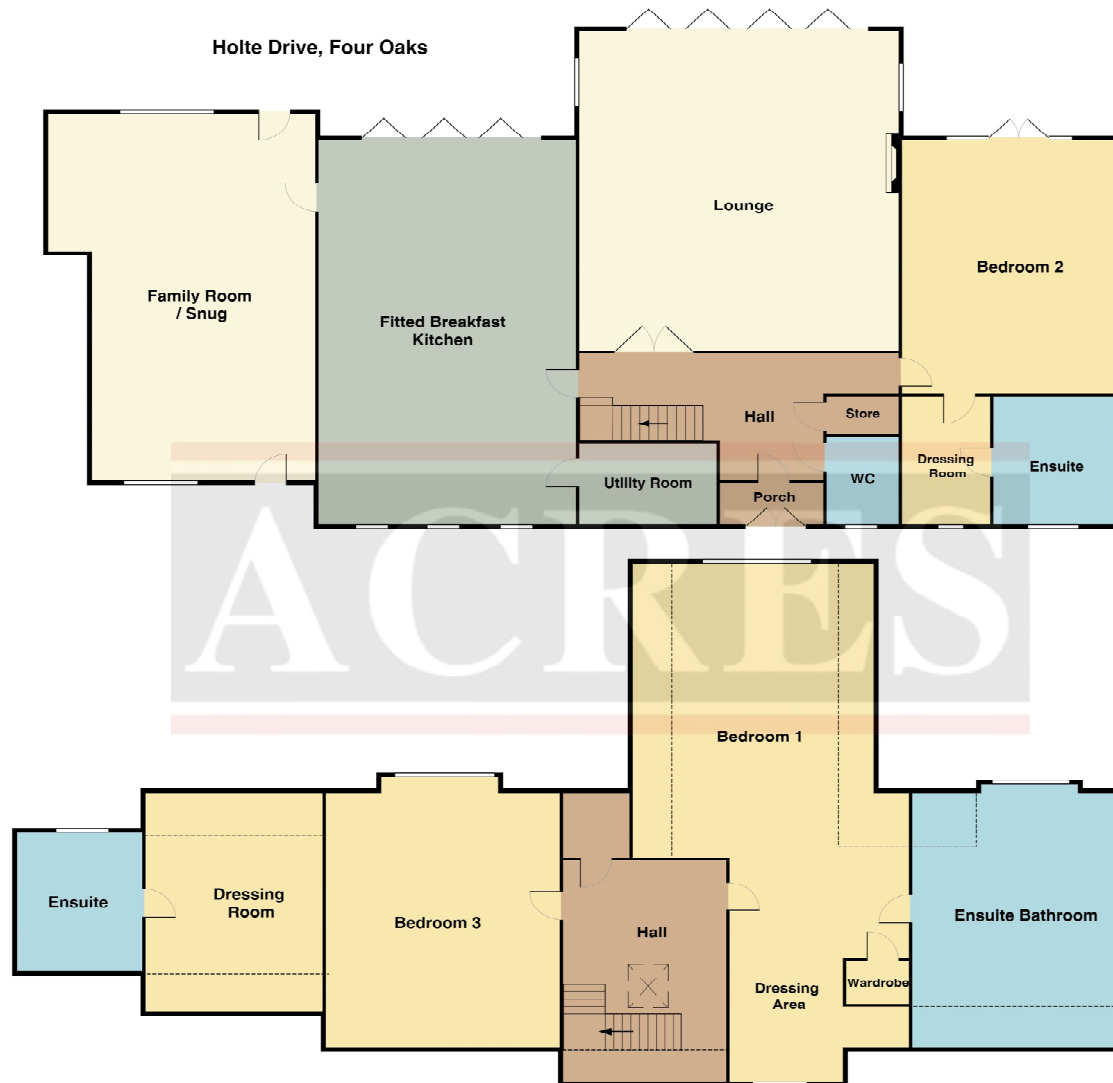
**EN-SUITE SHOWER ROOM:** Double glazed window to rear, matching white suite comprising walk-in shower with glazed splash screen, wash hand basin with double base unit beneath and side dressing table with recess, low flushing wc, double radiator, tiled splash backs.

**OUTSIDE:** Shaped paved patio area to a lawned rear garden, flanked by raised flower beds, timber fencing and having hot tub. **Large Storage Room/Potential Gym/Home Office:** Being block built, of an approximate triangular shape measuring roughly 15' max x 12'6" max.



Council Tax Band: F





**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

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.