



7 CLARRY DRIVE, FOUR OAKS PARK, B74 2RA

OFFERS AROUND - £950,000

Occupying an enviable position within an exclusive setting just off the ever-popular and highly regarded Hartopp Road, this well proportioned detached family residence offers an exceptional blend of space, style and everyday practicality. The accommodation has been thoughtfully arranged to provide a wonderful sense of flow throughout, with generous living areas ideally suited to both relaxed family life and entertaining. A particular feature is the substantial through lounge and dining room, an impressive reception space of excellent proportions, perfect for hosting family and friends or simply enjoying as a comfortable everyday living area. A feature fireplace with living flame gas fire provides an attractive focal point and adds warmth and character to this elegant room. Equally impressive is the superb L-shaped open-plan breakfast kitchen, dining area and conservatory, undoubtedly one of the home's standout features. Designed to bring the principal family spaces together, the accommodation flows seamlessly from one area into the next, creating a wonderfully sociable environment for modern living.

The well-appointed breakfast kitchen will particularly appeal to those who enjoy cooking and entertaining, featuring a central island, an excellent range of fitted cabinetry and a selection of integrated appliances. From here, the space opens effortlessly into the dining area and onwards into the conservatory, where views over the private rear garden create a light and inviting atmosphere.

Further accommodation includes a useful utility room together with a guest cloakroom/WC of the reception hall. To the first floor are three generous double bedrooms, each offering excellent proportions and flexibility. The principal bedroom enjoys the added luxury of its own en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom. Externally, the property benefits from a private garden together with a double car garage. The property of course also offers gas central heating and PVC double glazing.

The location is equally desirable. Sutton Park, with its beautiful open spaces, woodland and natural surroundings, lies only a few minutes' walk away, placing one of the area's finest amenities virtually on the doorstep. Four Oaks Tennis Club and Four Oaks Squash Club are also conveniently close by.





For commuters, Four Oaks Railway Station is within walking distance, while families are served with well regarded schooling. The excellent amenities of Mere Green are also readily accessible, offering an abundance of shops, restaurants, cafés and everyday facilities. Viewing is highly recommended to fully appreciate the scale, flow and quality of accommodation on offer.

Set back from the roadway behind a lawned fore garden and tarmac multi-vehicular driveway access is gained to the accommodation via:

RECESSED PORCH: Pvc double glazed double doors open to:

L SHAPED RECEPTION HALL: Two radiators, deep storage/cloaks cupboard, stairs off.

GUEST CLOAKROOM/WC: Pvc double glazed window to front, low flushing white wc, wash hand basin, radiator.

SPACIOUS THROUGH LOUNGE: 26'10"x 13'3": Pvc double glazed bow window to front with further double glazed windows and central double glazed double French doors to rear. Coal effect basket style Living Flame gas fire set in to an arched pewter surround, being remote controlled and set on a marble hearth and having matching mantle. Two radiators.

DINING ROOM OPENING TO CONSERVATORY: 20'9"x 11'7":

Conservatory Area: Having pvc double glazed windows to side and rear elevations with double glazed double French doors out, double radiator, tiled floor and clear glass ceiling, being open to:

Dining Area: Having further radiator and tiled floor throughout.

FITTED BREAKFAST KITCHEN: 14'10"x 12'7": Pvc double glazed window to rear, single draining sink unit with double base unit beneath and a further comprehensive matching range of fitted units to both base and wall level. Concealed dishwasher, fridge and freezer, elevated stainless steel oven having side fitted microwave with warming drawer beneath. Rolled edge work surfaces having tiled splash backs and down lighters over, central island unit with granite top, base units, space for stools and fitted, flush fitting hob, double radiator, tiled floor.

RETURN SPLIT LEVEL STAIRS TO LANDING: Two double glazed Velux windows to front, radiator, storage cupboard.



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.





BEDROOM 1: 14'10"max / 10'min x 13'7"max / 6'9"min: Pvc double glazed window to front, double radiator, built in wardrobe/storage cupboard.

EN-SUITE SHOWER ROOM: Matching white suite comprising double shower cubicle with glazed splash screen and tiled splash backs, wash hand basin, low flushing wc, radiator.

BEDROOM 2: 18'4"max / 13'min x 13'3" max/ 11'min: Pvc double glazed window to rear, radiator.

BEDROOM 3: 13'max / 9'10"min x 11'6"max / 7'10"min to wardrobes: Pvc double glazed window to rear, radiator, five double fitted wardrobes.

SUBSTANTIAL BATHROOM: 12'x 8'2": Pvc double glazed window to rear, matching white suite comprising bath, enclosed shower cubicle with shaped splash screens and separate drying area, vanity wash hand basin having double base unit beneath, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

BOX ROOM: 7'x 5'4": Set of landing, having radiator, light and power points within.

DOUBLE GARAGE: 19'x 15'(please ensure the suitability of this garage for your own vehicle): Electric remote controlled garage door, pvc double glazed window and door to side, stairs to landing, doors giving access to:

UTILITY ROOM: 11'5" max / 4'9" min x 8'3" max / 5'2" min: Pvc double glazed window to side, single bowl enamel sink unit set into rolled edge work surfaces having tiled splash backs, fitted base and wall units, washing machine and dryer, tiled floor, radiator.

SEPARATE WC: Pvc double glazed obscure window to side, white low flushing wc, tiled floor.

OUTSIDE: Paved patio area to a lawned rear garden flanked by mature shrubs and bushes providing privacy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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, 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.