



11 HAWKESFORD CLOSE, FOUR OAKS, B74 2TR

PRICE GUIDE - £900,000

Set in one of Four Oaks' most sought-after locations, this luxurious, three-bedroom, detached, Freehold bungalow, enjoys a prime position off Irnham Road—within easy reach of local shops, Four Oaks railway station, and an excellent range of amenities.

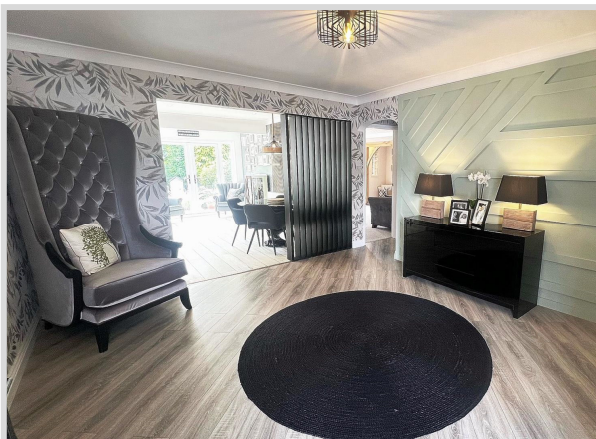
Finished to an exacting standard throughout, the property offers elegant and contemporary living, beautifully enhanced by modern décor, PVC double glazing, and gas central heating.

At the heart of this impressive home lies a superb, comprehensively refitted breakfast kitchen, seamlessly blending a family room and dining area—ideal for entertaining and modern everyday living. The spacious lounge is a highlight, featuring a characterful inglenook fireplace with a log-burning stove, offering a cosy retreat on cooler evenings. The master bedroom benefits from a stylish en-suite and a walk-in wardrobe, creating a private and tranquil space.

Further accommodation includes two additional well-proportioned double bedrooms, a beautifully appointed feature bathroom with a freestanding bath, and a practical laundry area. A large, welcoming reception hall sets the tone on entry, and outside, the bungalow boasts a generous and private rear garden, perfect for outdoor relaxation and entertaining. A single garage completes the offering.

Located just a short distance from the stunning Sutton Park, with over 2,400 acres of natural beauty, woodland, and open heathland—ideal for walking, cycling, and enjoying the outdoors.

This exceptional home offers the perfect blend of luxury, comfort, and convenience, making it equally well-suited to both downsizers and families alike. Early internal viewing is highly recommended to fully appreciate the quality, space, and setting of this beautifully presented home.





Set back from the roadway behind a multi-vehicle tarmac driveway, flanked by feature block paving, a pathway to side inset into contemporary twin colour chippings, gives access to the property via:

CANOPY PORCH: Composite door with double glazed insets opens to:

SUBSTANTIAL RECEPTION HALL: 16'6" max / 14'4" min x 12'3" Built-in cloaks cupboard.

ATTRACTIVE LOUNGE: 17'9" x 15'3" max / 11'10" min Pvc double glazed windows with central double glazed double French doors to garden, wide Inglenook fireplace having obscure glazed leaded light windows to sides and central log burning stove, set on a tiled hearth having contemporary tiled recess, double radiator.

COMPREHENSIVELY FITTED BREAKFAST KITCHEN COMBINING FAMILY & DINING ROOM: 18' x 16'10"

Family/Sitting Area: Pvc double glazed windows to rear with central double glazed double French doors, space for sofa/chairs, being open to:

Dining Area: Space for table, double radiator, opening to:

Fitted Breakfast Kitchen: Pvc double glazed window to rear, sink unit set into sweeping rolled edge work surfaces having tiled splash backs, there is a comprehensive range of fitted units to both base and wall level including pan drawers, wide central island having space for and including three stools, integrated dishwasher, elevated stainless steel oven having separate grill, in turn with microwave above, recess for American style fridge/freezer, wood laminate flooring.

SIDE PASSAGEWAY/LAUNDRY AREA: 21'1" max / 3'1" min x 5'9" max Part pvc double glazed doors to front and rear, recess having rolled edge work top with space beneath for washing machine and dryer, wood laminate flooring.

BEDROOM ONE: 12' x 12' plus door recess Pvc double glazed bow window to front with two further double glazed windows to side, 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.





WALK-IN WARDROBE: 5'6" x 5'1" Having hanging rails and shelving.

EN-SUITE SHOWER ROOM: Well appointed white suite comprising walk-in shower with glazed splash screen, bowl wash hand basin set onto a double base unit, low flushing wc, further tiling to walls, ladder style radiator.

BEDROOM TWO: 12' max / 9'7" min x 11' Pvc double glazed bow window to front, double radiator, double fitted wardrobe.

BEDROOM THREE: 12' max / 8'4" min x 10'10" max / 7'7" min Pvc double glazed bow window to side, double radiator, double fitted wardrobe.

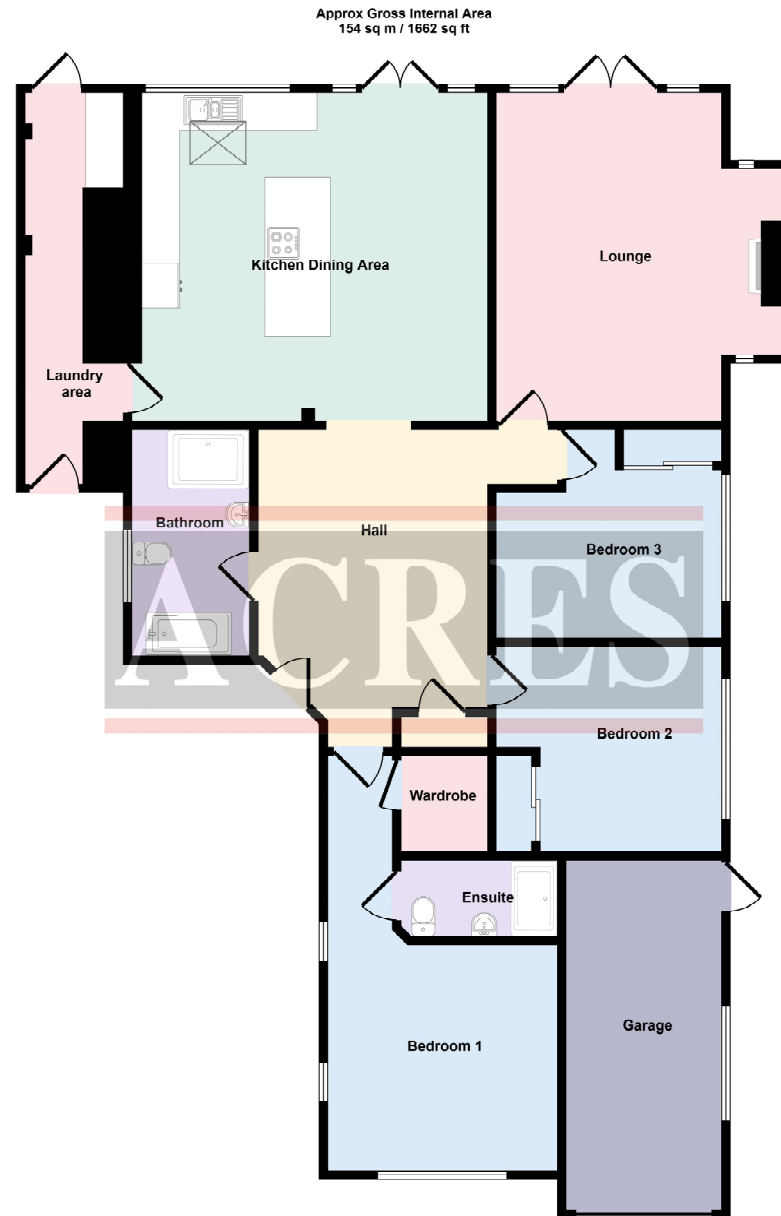
WELL APPOINTED BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising feature freestanding oval bath, wide walk-in shower/wet area with floor drain, glazed splash screen, wide vanity wash hand basin with base unit beneath, low flushing wc, marble styled tiling to walls and floor, tall contemporary radiator.

GARAGE: 18'9" x 8'6" Door and obscure window to side, renewed central heating boiler **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area with additional shaped timber decking, opens to a generous lawned rear garden, flanked by borders having laurel hedges, shrubs and bushes, timber shed, tree lined rear aspect providing privacy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floorplan

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.