



Viken, 116 Little Sutton Lane, Sutton Coldfield, B75 6PG

**PAUL
CARR**
Estate Agents

EXCLUSIVE & RURAL HOMES

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Located on the popular Little Sutton Lane, within catchment for outstanding primary and secondary schools, Viken is a stunning 5-bedroom home which exudes elegance and comfort, perfect for a growing family.

Set on a generous plot of land, the property features a spacious and beautifully landscaped garden, ideal for outdoor activities and entertaining.

It is also within walking distance to local amenities such as supermarkets and restaurants, as well as Moor Hall Golf Club just a stone's throw away.

As you approach the property, the paved driveway provides off-road-parking for numerous cars. There is also a fore garden with a variety of plants providing greenery and coverage.

Come Inside:

The house itself is a blend of modern and classic architecture, with large windows that flood the rooms with natural light. From the moment you step into this stunning home, you are greeted by style and class with a beautiful reception hall. After stepping into the hallway, you have access to the large living room which is complete with French doors, opening out onto the garden. A feature fireplace sits on the wall, adding character and warmth in the winter months.

To the front of the property is the generous family dining room and adjacent is the downstairs WC, ideal for guests to use. Also on the ground floor, the modern kitchen lends itself to those who enjoy cooking as it's fitted with plenty of high-end appliances and plenty of worksurfaces. This then leads into the current office, ideal for those who work from home. Alternatively, this area could be a built-in bar for those who enjoy hosting or a playroom area for children, allowing the next owner to tailor the space to their individual needs.

This then follows into the snug room providing another separate space for different members of the family to relax. The sunroom looks out onto the manicured gardens and outdoor pool which has been thoroughly maintained by the current vendors. To complete the ground floor we can't forget a well-equipped utility room.

Come Upstairs:

To the first floor there is a large landing space to which there are five bedrooms.

The main bedroom is a true retreat. Featuring dual-aspect windows, fitted wardrobes and a large ensuite with both a bath and shower.

The remaining bedrooms are serviced by the generous family bathroom. Three of these bedrooms are sizeable and allow plenty of closet space. Bedroom five is currently used as a study space but could be a single bedroom or dressing room.

Come Outside:

The exterior of the home is equally as impressive. The expansive lawn is bordered by various mature shrubs and trees providing an element of privacy without overshadowing the property. This offers ample opportunity for summer barbeques or space for children to play whilst you can enjoy a glass of wine on the patio.

A highlight of the home is of course the large swimming pool with an electric cover. This can be walked on by both adults and children meaning you don't need to worry when it is not in use. Surrounded by a patio with room for sun loungers, who needs a holiday home?

The summerhouse and additional seating area towards the bottom of the garden is great for al fresco dining, family gatherings or quiet relaxation. It also has electricity and mesh Wi-Fi connection meaning this could be used as a home office too.

Additionally, the property includes a double garage with an electric door, ample storage space and most importantly is situated in a peaceful neighbourhood with easy access to local amenities and of course highly regarded schools.

To conclude, Viken is fully fitted with CCTV cameras, exterior flood lights and alarm system so you never have to worry about safety whilst going out or on holiday.



























Dream

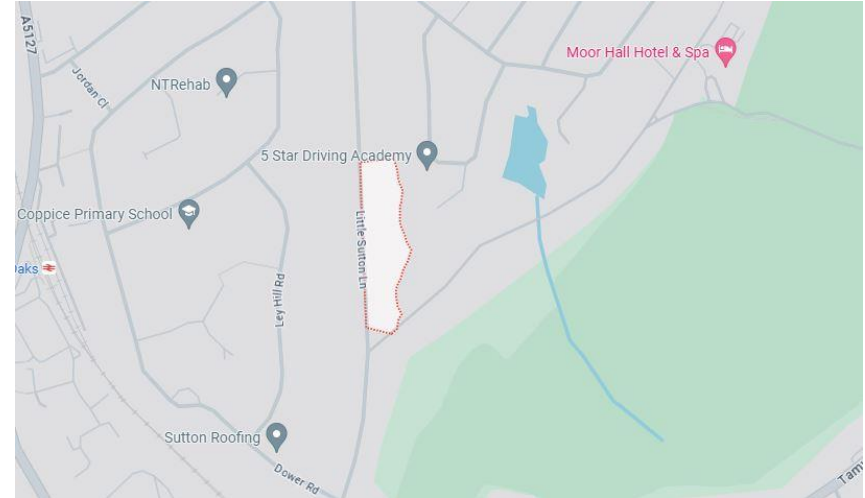
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Additional Information

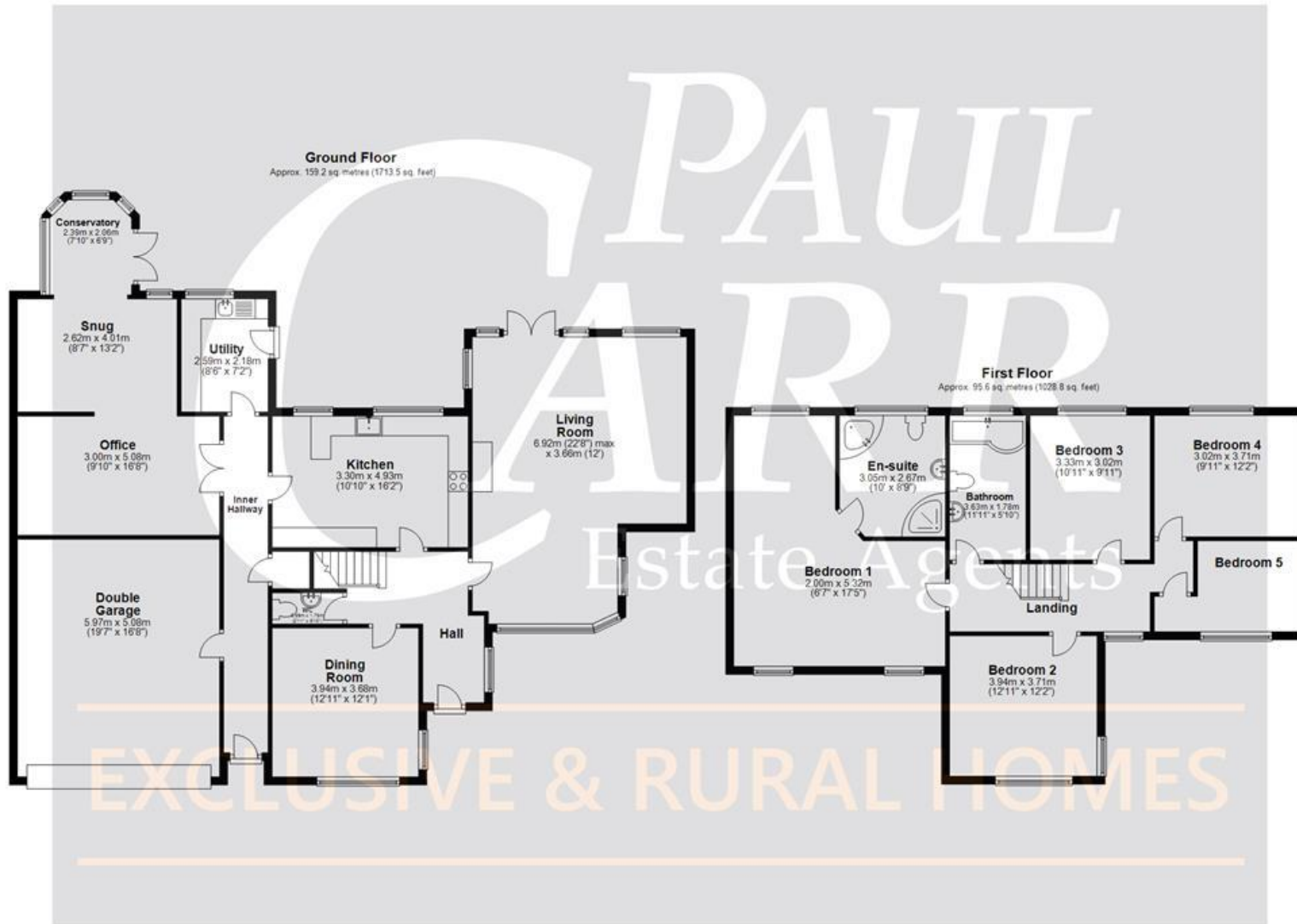
Freehold

EPC Rating

TBC

Council Tax Band

G



Total area: approx. 254.8 sq. metres (2742.2 sq. feet)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.
Plan produced using PlanUp.

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