



Waters Edge School Lane, Hopwas  
B78 3AD

Downes & Daughters  
ESTATE AGENCY

## Waters Edge School Lane, Hopwas B78 3AD £695,000

An exceptional luxury bungalow with canal side garden, occupying an impressive plot on this select section of School Lane, conveniently positioned for easy access to both Lichfield and Tamworth's vibrant centres and popular local pubs and restaurants. Having undergone major improvements by the current owner, this extensive property is presented for sale in a faultless style with a centre piece contemporary open plan kitchen dining and family space with 'Wave Door' opening to private canal side courtyard garden.

The accommodation boasts five separate access points to the rear garden and extends to 3,335 square feet (including 707sq.ft of unconverted loft space) and provides: An entrance hallway with clever storage solutions and guest cloakroom, sitting and dining room, formal living room with canal views and that exceptional kitchen diner with large pantry, utility room and hallway linking to a second WC, garage and alternative entrance. The opulent principal bedroom has built in wardrobes and a separate dressing area and en suite shower room, bedroom two also has built in wardrobes, bedroom three currently has fitted study furniture and there is a modern family shower room. A staircase then leads to a clever separate annexe style living space with landing, living room, bedroom and shower room, as well as a loft room previously used as study and extensive unconverted loft space.

Externally the gardens offer great levels of privacy and have been impressively landscaped to an impeccable standard with patio areas with sun awning, manicured lawns, attractive courtyard with gated access to the tow path, established borders, gated access to side storage area and a quaint timber Wendy House. Further benefits include an integral single garage and an impressive gravelled 'in out' private driveway.

Viewing is essential to appreciate the impressive nature of this home and its highly desirable setting.

### GROUND FLOOR

Entrance Hallway With Useful Under Stair Storage • Guest Cloakroom • Dining & Sitting Room With Access To Rear Garden • Formal Living Room With Canal Views, Ceramic Log Gas Fire & Access To Rear Garden • Showpiece Open Plan Kitchen, Dining & Family Space With 'Wave Door' Access To Canal Side Courtyard Garden • Large Pantry • Utility Room • Side Hallway With Access To Drive & Door To Garage And Second WC

Internal Hallway Links To Bedrooms & Bathrooms

Principal Bedroom With Vaulted Ceilings, Dressing Area, Fitted Wardrobes & Access To Garden • En Suite Shower Room • Bedroom Two With Fitted Wardrobes & Access To Garden • Bedroom Three Currently With Fitted Study Furniture • Family Shower Room

### FIRST FLOOR

Landing • Storage Room With Velux Windows Previously Used As Study • Shower Room • Living Room With Built In Storage • Bedroom • Access To Extensive Loft Space & Storage Room

### OUTSIDE

Extensive Gravelled 'In Out' Private Driveway • Integral Single Garage • Gated Side Storage Area / Secure Vehicle Parking • Side Lawned Garden With Neat Boundary Hedging, Patio Seating Area & Timber Wendy House • Extensive Rear Patio Seating Area With Great Levels Of Privacy & Numerous Access Points To The House • Second Courtyard Style Canal Side Patio Garden With Access To Tow Path & A Short Walk To Local Pubs & Hopwas Woods

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band ? • Energy Rating D • All Mains Services





