



JULIE PHILPOT
RESIDENTIAL

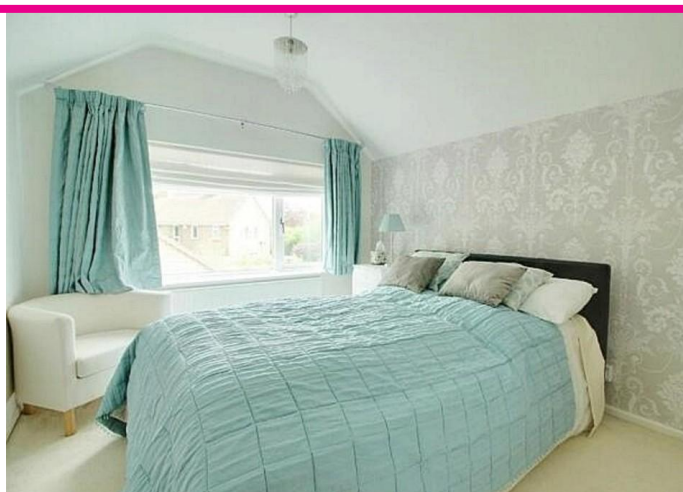


2 Hill Wootton Road | Leek Wootton | CV35 7QL

£675,000

A well planned and very spacious detached dormer bungalow situated on a generous and sunny corner plot having a private rear garden, double garage and within the heart of this popular village. The light and airy accommodation affords flexibility in use dependent upon the owner's needs with two ground floor bedrooms, an en-suite and bathroom with a further double bedroom on the first floor. The property also has the advantage of PLANNING PERMISSION to enlarge the property further and create an annexe.

- Popular Village Location
- Spacious Living
- Three Double Bedrooms, One En-Suite
- Planning Permission For Annexe



Property Description

ENCLOSED PORCH

With tiled floor and door to:

ENTRANCE HALL

Having radiator and door to:

CLOAKROOM

with w.c., vanity wash basin with cupboard under, radiator and wall mirror.

DOUBLE BEDROOM/HOME OFFICE

13' 0" x 12' 1" (3.96m x 3.68m)

This is a good size, ground floor double bedroom at present used as a home office. Radiator and dual aspect windows.

LOUNGE/DINER

22' 11" x 18' 8" (6.99m x 5.69m)

A lovely reception room very sunny with lots of natural light from the large windows which also overlook the gardens. Fitted log burner, two radiators and staircase to first floor.

KITCHEN/BREAKFAST ROOM

19' 1" x 11' 4" (5.82m x 3.45m)

Having an extensive range of cupboard and drawer units with matching wall cupboards. One and a half bowl stainless steel Franke sink unit with mixer tap over, integrated dishwasher, Belling double oven and four ring gas hob with glass splashback. Space for tall fridge/freezer, Karndean flooring and plenty of space for dining table and chairs. Archway to:

UTILITY ROOM

10' 7" x 5' 3" (3.23m x 1.6m)

Having a range of units to match the kitchen, stainless steel sink unit, space and plumbing for washing machine and further appliances. Tall larder storage unit, wall units, radiator and tiled floor. Extractor fan and side entrance door.

INNER HALL

Having a range of built in wardrobes and door to:

BATHROOM

With panelled bath having Triton electric shower over and glazed shower screen, vanity wash basin with cupboard under, extractor fan and complementary tiling.

LARGE MASTER BEDROOM

22' 2" x 10' 7" (6.76m x 3.23m)

A great size master bedroom with rear garden views being light and airy with large windows, built in double wardrobes and French doors that provide access to the garden. Radiator and door to:

EN-SUITE

Having w.c., mains fed walk in shower with glazed screen, wall mounted wash basin and radiator. Extractor fan.

FIRST FLOOR LANDING

With door to the roof storage space having boarding and housing the Vaillant gas boiler. This area could be an additional bedroom if needed and upon obtaining the required permissions and consents.

DOUBLE BEDROOM

11' 8" x 8' 9" (3.56m x 2.67m)

Having radiator, built in single wardrobe and matching desk.

OUTSIDE

GARDENS

The gardens are generous as the property is set on this mature plot. To the front and side are areas of lawns with shrubbery borders and well established cherry blossom and lilac trees. To the rear is a kitchen/vegetable garden with raised beds, a large paved patio being perfect for outdoor dining, further lawn and additional shrubs and borders with some trellis screening. The rear is very private and enjoys a sunny aspect. Timber fencing forms the

boundaries.

DOUBLE GARAGE

21' 2" x 17' 4" (6.45m x 5.28m)

Having an electric up and over door, light and power. Personal entrance door to front and rear. THIS GARAGE HAS PLANNING TO CONVERT INTO AN ANNEXE TO THE MAIN PROPERTY.

STORE ROOM

Having power, light and entrance door.

PLANNING CONSENT

The Planning Permission details can be found on Warwick District Council Planning Portal, the Reference Number is: W/13/0509



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

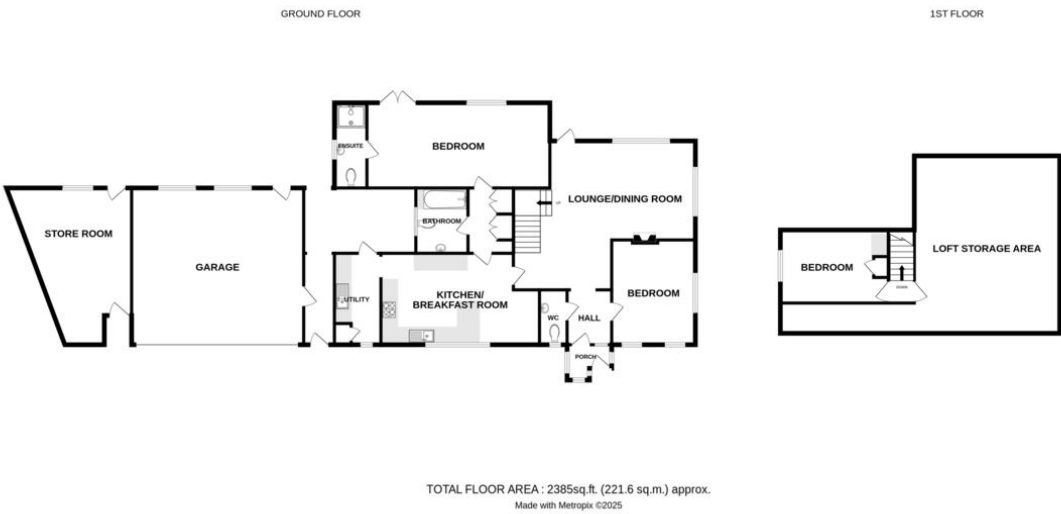
Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

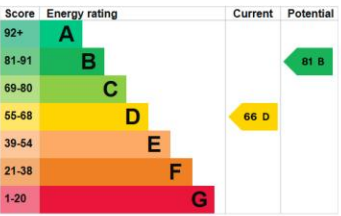
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60