



Hill Wootton Road, Leek Wootton, Warwick

Offers Over £700,000

- Spacious Detached Dormer Bungalow
- Three Double Bedrooms, En-suite & Family Bathroom
- Energy Rating D - 66
- Tastefully Presented With Neutral Décor
- No Onward Chain
- Planning Permission For Garage Annexe Conversion
- Kitchen/Breakfast Room And Utility
- Sought After Village Location
- Private Gardens To Three Sides On A Generous Corner Plot
- Warwick District Council - Tax Band F

Hill Wootton Road, Warwick CV35 7QL

A spacious three-bedroom dormer bungalow situated on a generous corner plot, located in this sought after village of Leek Wotton with planning permission having been approved to convert the garage into a separate annex. The chalet property approached over a driveway to an enclosed porch, reception hall with cloakroom and double bedroom off, living/dining room with multi fuel stove, kitchen/breakfast room with utility off, ground floor bathroom and large master bedroom with French doors onto the patio and three piece en-suite off. Outside there are attractive gardens being mainly laid to lawn, patio and vegetable plot. There is the additional benefit of the option for further expansion into and above the garage to create an annexe. The village is perfectly located for both Warwick, Leamington Spa and Kenilworth town centre, as well as the Warwickshire Golf and Country Club and hotel plus a good local village school. Offered for sale with no onward chain, viewing is highly recommended.



Council Tax Band: F



Entrance Porch

Enclosed porch with tiled floor, ceiling lantern, internal panelled and opaque glazed door into the

Reception Hall

With ceiling light, coving, radiator, door to

Cloakroom

With double glazed window to front, encased low level w.c, vanity wash hand basin with cupboard below, radiator, mirror, ceiling light.

Bedroom Two/Home Office

13'0" x 12'1"

With two double glazed windows to front, radiator, coving, ceiling light, large double glazed window to side.

Lounge/Dining Room

18'8" x 22'11"

With double glazed window to rear and side, windows, multi fuel stove, two radiator, two wall light points and door to the rear garden. Staircase to first floor and door to:

Kitchen/Breakfast Room

11'4" x 19'1"

Comprehensively fitted with a range of matching beech fronted base and wall units with black marble effect rounded edged worksurfaces, inset Franke one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher, under counter Belling double oven with four ring gas hob with black glass splash back. Space for tall fridge/freezer, Karndean floor, ceiling downlighters, space for breakfast table and archway to:

Utility Room

10'7" x 5'3"

With a continuation of the beech fronted base and wall units with marble effect rounded edge work surfaces, inset stainless steel sink, space and plumbing automatic washing machine and further appliances. Tall larder unit and wall cupboards, radiator, ceramic tiling to floor, LED ceiling downlighters, extractor fan and door to side entrance.

Inner Hall

Having a range of built-in wardrobes with hanging and shelving, door to:

Bathroom

With a three piece white suite with a low level w.c, panelled bath with Triton electric shower and fitted glazed shower screen, vanity wash hand basin with cupboard below, LED ceiling down lighters, extractor fan, opaque double glazed window to side, black ceramic tiles to floor.

Principal Bedroom

10'7" x 22'2"

With a double glazed window to rear, built in double wardrobes to one wall with hanging and shelving, a pair of double glazed French doors to patio, door to

En-Suite

With a three piece white suite with low level w.c, walk in shower with fitted screen, wall mounted wash hand basin, shower enclosure with glazed screen door, wall mounted wash hand basin, radiator, extractor fan and LED ceiling downlighters, opaque double glazed window to side.

First Floor Landing

With smoke detector and door to roof storage space, being primarily boarded and housing the Vaillant gas boiler, this would make an ideal additional bedroom subject to the usual planning requirements.

Double Bedroom Three

8'9" x 11'8"

With radiator, ceiling light, double glazed window to side, built-in single wardrobe and matching desk with two drawers.

Outside

To the front there is a large block paved driveway. The gardens to the front side and rear provide well stocked herbaceous borders with cherry blossom and lilac trees, areas of lawn and well-established shrubs. There are low maintenance areas of stone and bark chippings with a further paved patio and trellis screening. Adjacent to the patio is a kitchen/vegetable garden with raised beds.

Double Garage

17'4" x 21'2"

With electric up and over door, light and power connected. Personal side entrance door to front and rear door to garden. Planning permission has been granted for conversion into an annex.

Store Room

With power and light, front entrance.

Tenure

The property is Freehold.

Services

All mains services are connected (services not tested).

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

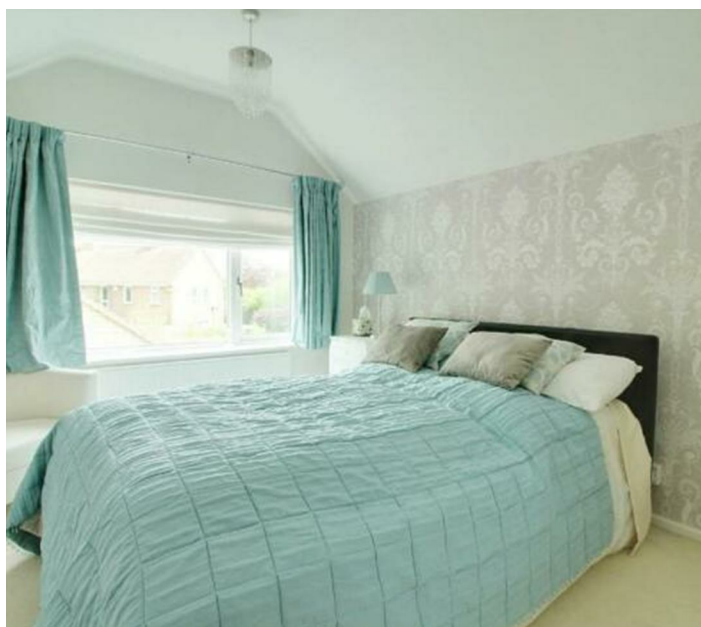
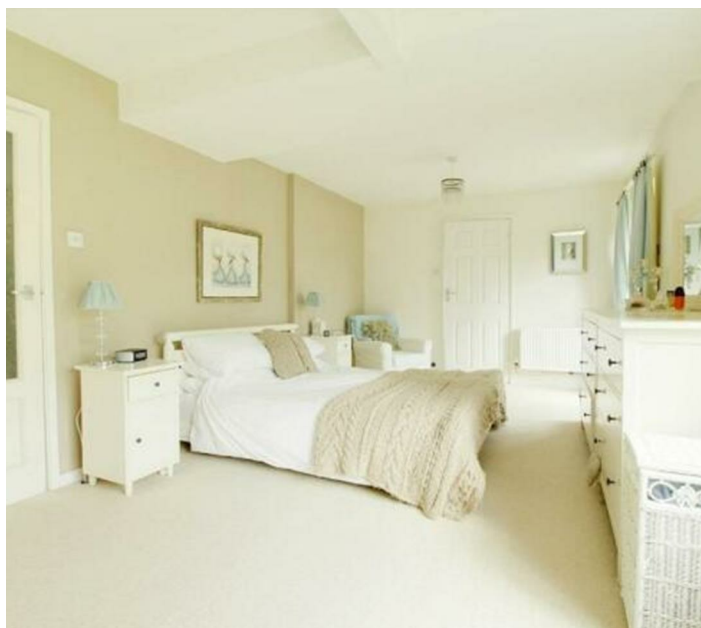
Planning Note

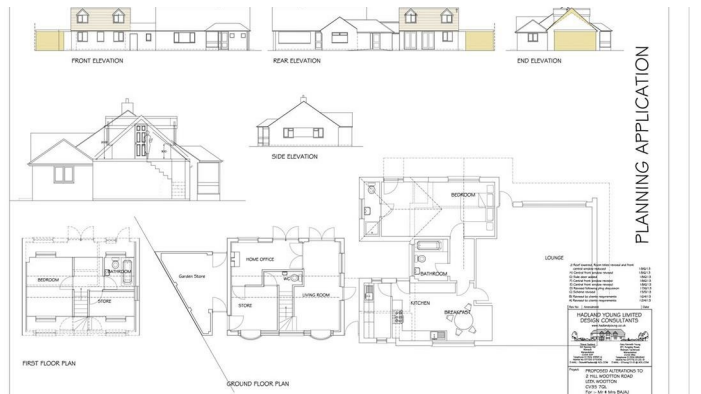
The property has planning permission to extend above garage and also convert garage to be separate annexe

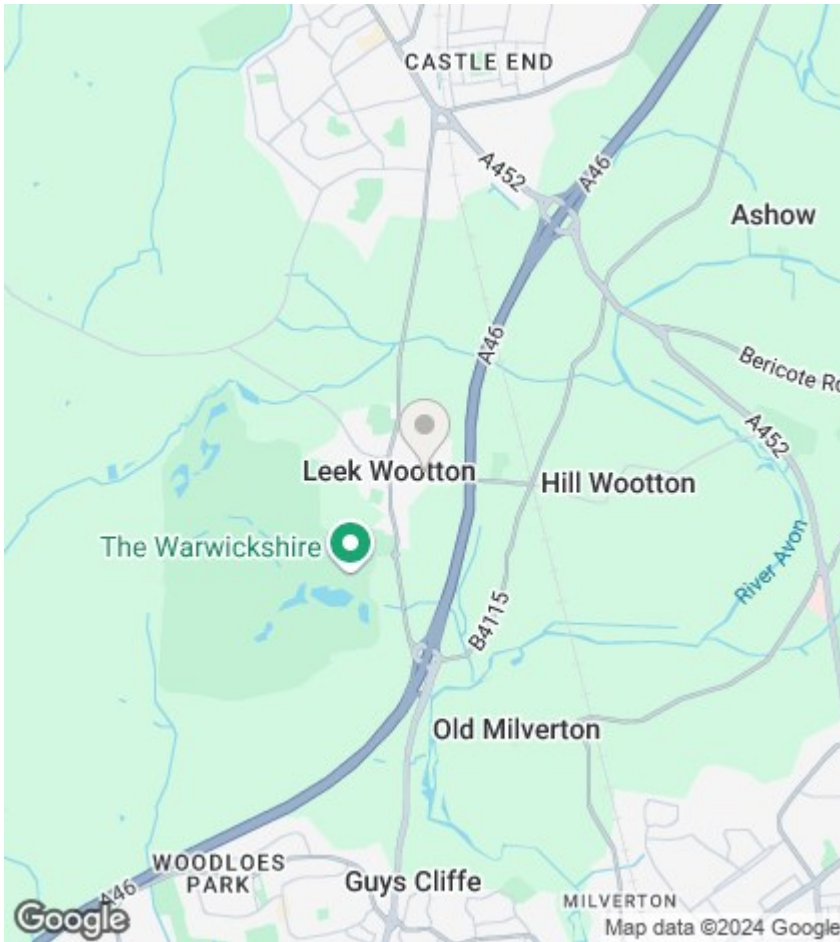
This work was started as a store room has been added onto the side of the garage.

Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







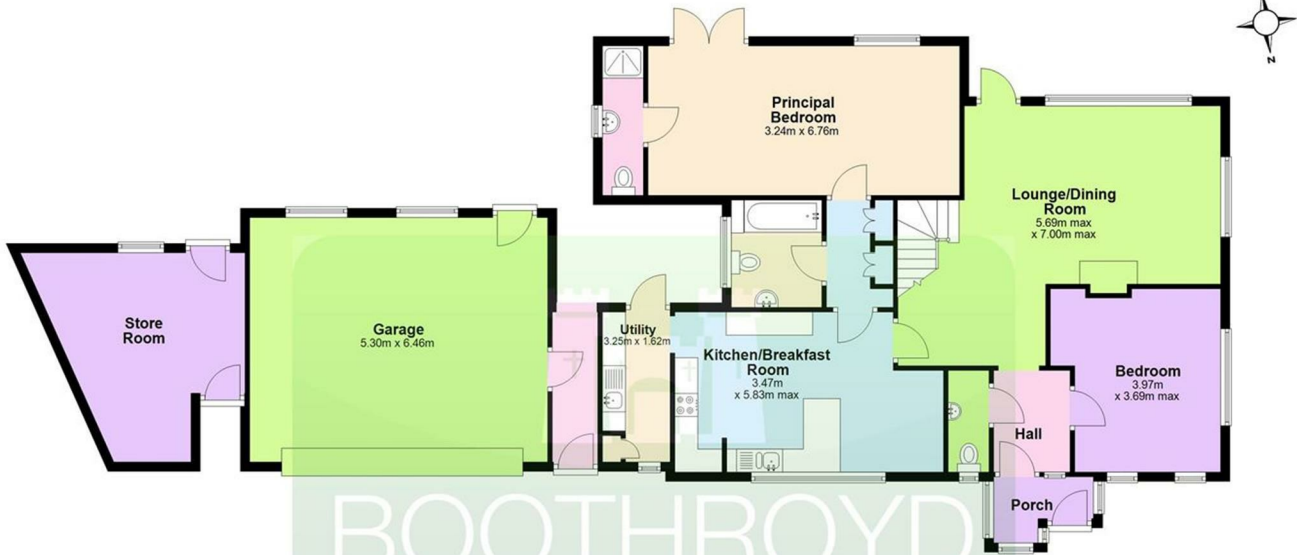
Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

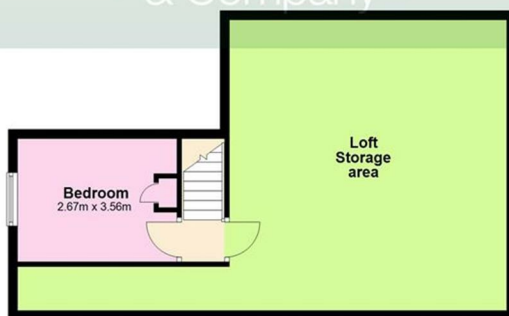
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 166.3 sq. metres



First Floor
Approx. 55.3 sq. metres



Total area: approx. 221.6 sq. metres