



**14 Alderman Way**

**CV33 9GB**

Guide Price £675,000

# 14 Alderman Way

## Weston under Wetherley

Being attractively and popularly located in the village of Weston under Wetherley, this modern detached family home was constructed a little under 25 years ago and offers generous and flexible family accommodation including five bedrooms. Notable features of the gas centrally heated accommodation include a substantial through lounge/dining room with separate study, along with a generous and stylishly fitted kitchen/family room. On the first floor the five bedrooms are complimented by en suite facilities to the master bedroom, whilst outside there is a part walled garden to the rear along with driveway providing parking and giving direct access to a double garage. This excellent family home is offered for sale with the benefit of no onward chain and provides an opportunity for village living, yet within easy reach of neighbouring towns and centres.

### LOCATION

Weston under Wetherley is a small village lying around four miles north-east of Leamington Spa. At the centre of the village is the Parish Church of St Michael, there also being a village hall and children's playground. There is a popular public house and eatery, The Red Lion, in the nearby neighbouring village of Hunningham. Well regarded state schools are within the catchment area, along with local access to Princethorpe College. Despite its semi-rural location, Weston under Wetherley is well placed for access to neighbouring towns, centres and links including Leamington Spa, Coventry, Rugby and the Midland motorway network. Regular commuter rail links are available from Coventry, Rugby and Leamington Spa.

### ON THE GROUND FLOOR

Period style entrance door opening into:-

### SPACIOUS RECEPTION HALLWAY

With staircase off ascending to the first floor with exposed wooden flooring, central heating radiator, door to understairs storage cupboard, inset ceiling downlighters and doors radiating to:-

### CLOAKROOM/WC

With white fittings comprising low level WC, wall mounted wash hand basin with mixer tap and tiled splashback and central heating radiator.

### STUDY

2.64m x 2.64m (8'8" x 8'8")

With wooden flooring extending through from the reception hallway and central heating radiator.

### THROUGH LOUNGE/DINING ROOM

3.45m max x 9.14m + bay (11'4" max x 30'0" + bay)

Having bay windows to both front and rear elevations and with the room falling into two sections which could serve as a lounge and separate dining area. Solid wood flooring extending throughout and two central heating radiators.

### KITCHEN/BREAKFAST ROOM

5.33m x 3.53m (17'6" x 11'7")

The kitchen area being fitted with a stylish range of contemporary units in a gloss finish with brushed chrome door furniture and comprising granite effect worktops with matching upstands and a

combination of base cupboards, drawers and pan storage below, coordinating wall cabinets and with an island style unit extending out to provide breakfast bar space, into which is inset a Neff ceramic hob with ceiling mounted filter hood over and integrated electric oven below, integrated dishwasher together with integrated combination grill by Neff with integrated coffee machine over, undermounted sink unit with integrated drainer, door to walk-in shelved pantry cupboard, ceramic tiled floor, two central heating radiators, inset ceiling downlighters, double glazed French style doors giving external access to the rear garden and access to:-

### UTILITY ROOM

2.16m x 1.50m (7'1" x 4'11")

With fitted cupboards and worktop to match those in the kitchen, having space for washing machine and tumble dryer, central heating radiator, gas fired boiler and door giving external access to the side of the property.

### ON THE FIRST FLOOR

### LANDING

Which forms a 'T' shape and having window to front elevation, central heating radiator, access trap to roof space, built-in airing cupboard housing the insulated hot water cylinder and panelled style doors radiating to:-

### MASTER BEDROOM (REAR)

3.99m x 3.51m (13'1" x 11'6")

With a range of built-in wardrobing extending across one end of the room, central heating radiator and door to:-

### EN SUITE SHOWER ROOM

Being fully ceramic tiled to walls and floor and with contemporary three piece suite by Villeroy & Boch comprising low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, shower enclosure with glazed door giving access and fitted shower unit, chrome towel warmer/radiator.

### BEDROOM TWO (FRONT)

3.91m x 3.33m (12'10" x 10'11")

With a range of built-in wardrobing extending across one side, similar to the master bedroom, and having central heating radiator.

### BEDROOM THREE (FRONT)

4.27m x 2.49m approx (14'0" x 8'2" approx)

- plus door recess. Having built-in double wardrobe and central heating radiator.

## Features

Substantial Family Detached House

Through Lounge/Dining Room

Re-fitted Kitchen/Breakfast Room  
Plus Utility

Five Bedrooms

Two Bathrooms

Double Garage

Walled Rear Garden

Popular Village Location

Excellent Family Accommodation



### BEDROOM FOUR (FRONT)

4.37m x 2.31m (14'4" x 7'7")

With built-in double wardrobe and central heating radiator.

### BEDROOM FIVE (REAR)

3.51m x 2.31m (11'6" x 7'7")

With built-in double wardrobe and central heating radiator.

### FAMILY BATHROOM

A spacious re-fitted and well appointed family bathroom with contemporary fittings by Villeroy and Boch and featuring fully ceramic tiled walls and floor, complimented by low level WC with concealed cistern, shaped bath with floor mounted mixer tap, walk-in shower enclosure with glazed door giving access, fitted shower unit, twin wash hand basins both featuring mixer taps with integrated storage below, inset ceiling downlighters and contemporary radiator.

### OUTSIDE

### FRONT

The house is positioned a short way along a block paved driveway which serves one other property and from which vehicular access is gained to a private tarmac driveway providing off-road parking space for two vehicles, as well as giving direct vehicular access to the double garage. To the opposite side of the house is a lawned foregarden with central block paved pathway to the front entrance door.

### DOUBLE GARAGE

5.26m x 4.88m (17'3" x 16'0")

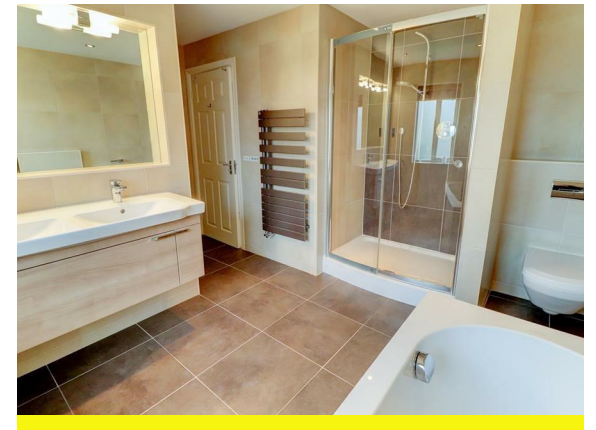
With twin up and over doors fronting, electric light and power, Belfast style sink and door giving external access to the side of the property.

### REAR GARDEN

A well proportioned rear garden which is walled on all sides and predominantly laid to lawn with a block paved patio area. The rear garden can also be entered over a gated side foot access.

### DIRECTIONS

Postcode for sat-nav - CV33 9GB.



# Floorplan

Internal Living Area 1832sq ft /170.19m2 (excluding garage)



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## General Information

**Tenure**  
Freehold

**Fixtures & Fittings**

## Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band G - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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