



22 Waller Close | Leek Wootton | CV35 7QG

A large semi detached family home backing onto the Memorial Field and Cricket Ground within this popular village location. This is a superb home providing four double bedrooms with two separate first floor bathrooms whilst on the ground floor is a welcoming, generous sized entrance hall leading to the lounge, dining room and kitchen. There is also an orangery and a beautiful landscaped garden which must be viewed to be fully appreciated. The cul de sac location is lovely and quiet, there is countryside on your doorstep and commuting routes are easily found.

£615,000

- Large Four Bedroomed Semi Detached Home
- Large Landscaped Garden - Overlooking Memorial Fields & Cricket Square
- Spacious & Well Planned Throughout
- Garage In Block



LEEK WOOTTON

Leek Wootton is a sought after location with the benefits of offering traditional and thriving village lifestyle to include primary school, All Saints Church, The Anchor a well known gastro pub with garden to the rear, a recently constructed village hall, the Memorial Fields with sports grounds to include the village Cricket and Football clubs, open countryside footpaths along with The Warwickshire Golf and Country Club. All this is within easy reach of local towns to include Kenilworth, Leamington and Warwick.

ENCLOSED PORCH

With door to:



LARGE ENTRANCE HALL

A very welcoming and spacious entrance to the home with radiator, understairs storage cupboard, cherrywood flooring, telephone and broadband connections points and utility cupboard housing the washing machine with tumble dryer over.

CLOAKROOM

Having concealed cistern w.c., vanity wash basin with cupboard under, heated towel rail and ceramic tiling.



LOUNGE

23' 1" x 12' 5" (7.04m x 3.78m)

Accessed via double doors from the entrance hall and having cherrywood flooring, a Farmington natural Cotswold limestone fireplace with gas fire, two radiators, dual aspects, alcoves for hifi and speakers and French double doors providing direct garden access.

DINING ROOM

13' 6" x 8' 8" (4.11m x 2.64m)

Also accessed via double doors from the entrance hall with cherrywood flooring, radiator and open access into the orangery.

ORANGERY

13' 9" x 8' 5" (4.19m x 2.57m)

With vaulted glazed lantern roof, radiator, low level built in storage cupboards and French double doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM

14' 0" x 11' 3" (4.27m x 3.43m)

Having an extensive range of cupboard and drawer units with matching wall cupboards and a range of glazed wall display units. Cherrywood flooring, double drainer ceramic sink unit having cupboard under and space and plumbing for a dishwasher. Range cooker, space for under counter fridge and freezer, space for further tall fridge/freezer and space for table and chairs. French double doors to patio and rear garden.

FIRST FLOOR LANDING

With built in storage cupboard and access to roof storage space via loft ladder.

BEDROOM ONE

13' 8" x 11' 4" (4.17m x 3.45m)

With dual aspects, radiator and built in wardrobe.

BEDROOM TWO

12' 5" x 11' 9" (3.78m x 3.58m)

With radiator.

BEDROOM THREE

12' 6" x 10' 6" (3.81m x 3.2m)

With radiator.

BEDROOM FOUR

11' 6" x 8' 9" (3.51m x 2.67m)

With radiator and built in wardrobe.

BATHROOM

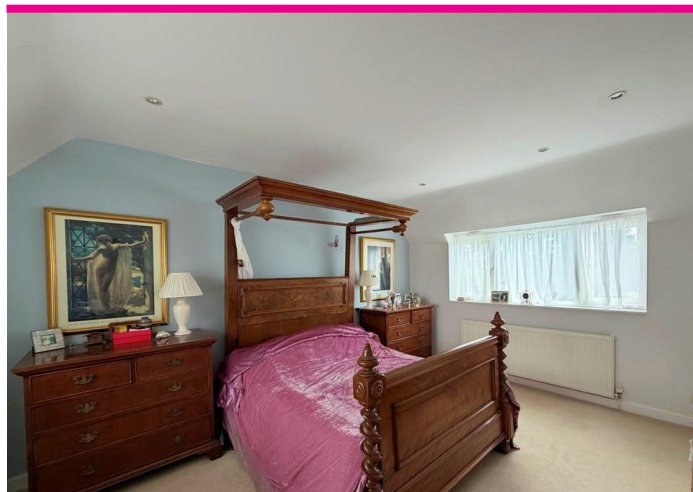
7' 7" x 6' 6" (2.31m x 1.98m)

With panelled whirlpool spa bath having shower over and glazed shower screen. Large vanity sink unit with storage cupboards under and mirrored unit over, w.c., heated towel rail and complementary tiling.

SHOWER ROOM

7' 7" x 6' 6" (2.31m x 1.98m)

A second first floor bathroom with large walk in shower and glazed screen, large vanity basin with drawers under and mirrored unit over, w.c., bidet, heated towel rail, extractor fan and complementary ceramic tiling.





OUTSIDE

FRONT GARDEN

A well stocked west facing frontage with a herringbone block paved driveway providing parking for two vehicles. Hot and cold water taps.

REAR GARDEN

This is a particularly special feature to this home as the garden is large, sunny and enjoys a south east facing aspect overlooking the Memorial Ground with sports and cricket pitch. The garden has been beautifully landscaped in a symmetrical 'Zen' design by the present sellers with areas to include a large patio, further terrace, trellis and timber pergolas, many climbing plants and well established shrubs. To the rear is a wide entrance gate, there are power supplies and garden spotlights.

BRICK BUILT OFFICE & GARDEN STORE

At either side and to the rear of the garden is a brick built office, ideal for those wanting to work from home as well as a brick built garden store both have power and light connected.

GARAGE

There is a single garage with up and over door in a block close by.



Tenure

Freehold

Council Tax Band

D

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



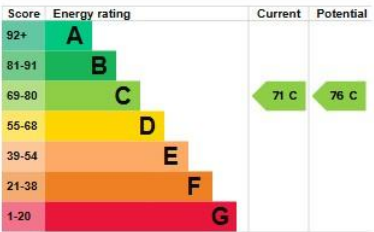
Total area: approx. 159.7 sq. metres (1719.1 sq. feet)

This Plan is for illustration purposes only.
Plan produced using PlanUp.

Energy rating and score

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

[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