



JULIE PHILPOT
RESIDENTIAL

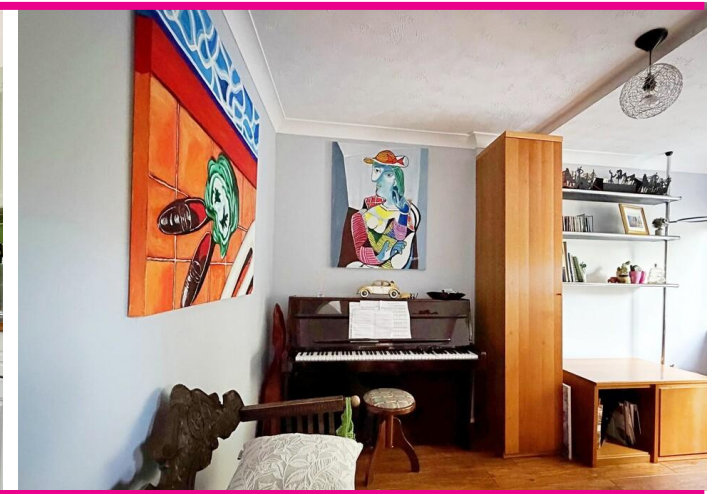


3 Quarry Fields | Leek Wootton | CV35 7RS

A well planned detached family home in a quiet cul de sac location within the heart of this popular village opposite the village cricket ground, children's small play area and village hall. The property also benefits from a sunny, south facing garden enjoying a high degree of privacy. There are four good size bedrooms, the master with en-suite, as well as a lounge, dining room, study/family room, garden room, kitchen/diner and utility. A very spacious and much loved family home which can only be fully appreciated by viewing.

£645,000

- Popular Village Location
- Viewing Essential
- Four Bedrooms, Master En-Suite
- Four Reception Rooms



Property Description

GROUND FLOOR

Canopy porch and door to:

ENTRANCE HALL

With laminate flooring, understairs storage cupboard and cloaks storage cupboard.

CLOAKROOM

With w.c, wall mounted sink unit and radiator.

STUDY/HOME OFFICE/FAMILY ROOM

13' 4" x 7' 6" (4.06m x 2.29m)

With laminate flooring and radiator. This room is located off the entrance hall having been converted from one of the original garages.

LOUNGE

17' 2" x 13' 9" (5.23m x 4.19m)

Having laminate flooring, walk in bay window, 'Inglenook' style feature fireplace with display areas to the side. Archway to:

DINING ROOM

9' 4" x 10' 9" (2.84m x 3.28m)

Having laminate flooring, large built in bookcase shelving and storage unit, radiator and patio doors to rear garden. Door to:

KITCHEN/ BREAKFAST ROOM

15' 0" x 10' 8" (4.57m x 3.25m)

Having a range of cupboard and drawer units with matching wall cupboards, five burner gas hob with extractor hood over, wall mounted Hotpoint double oven and built in microwave. Space for dining table and chairs. Space for tall fridge/ freezer plus space and plumbing for dishwasher. Radiator and complimentary tiling. If a new owner would like an 'open plan' kitchen/diner this is possible with the kitchen being next door to the dining room.

UTILITY ROOM

Having a single drainer sink unit with double cupboard under. Space and plumbing for washing machine, space for further appliance and a range of open wall cupboards over. Radiator.

GARDEN ROOM

15' 7" x 7' 5" (4.75m x 2.26m)

Located to the side of the house with laminate flooring, radiator, sliding patio doors, further side entrance door and personal door to garage. This room offers great flexibility for many different purposes depending upon the owners needs.

FIRST FLOOR LANDING:

Having access to roof storage space via pull down loft ladder.

MASTER BEDROOM

12' 3" x 10' 9" (3.73m x 3.28m)

With radiator, pleasant views to the front towards the cricket ground and a having built in mirror fronted double wardrobes. Door to:

EN-SUITE SHOWER ROOM

5' 6" x 7' 4" (1.68m x 2.24m)

A modern fully tiled shower room having a large walk in shower with curved glazed shower screen. Pedestal wash hand basin, w.c, heated towel rail and shaver point.

BEDROOM TWO

11' 1" x 11' 2" (3.38m x 3.4m)

A second double bedroom located to the front with views towards cricket ground. Radiator and built in double wardrobe.

BEDROOM THREE

11' 5" x 8' 1" (3.48m x 2.46m)

A third double bedroom located to the rear with rear garden views, radiator and built in double wardrobe.

BEDROOM FOUR

8' 2" x 6' 3" (2.49m x 1.91m)

A good size fourth bedroom having a rear garden aspect and radiator.

FULLY TILED FAMILY BATHROOM

10' 5" x 6' 0" (3.18m x 1.83m)

Having bath, pedestal wash hand basin, w.c., heated towel rail, shaver point and airing cupboard housing insulated hot water cylinder with fitted shelving.

OUTSIDE

SINGLE GARAGE

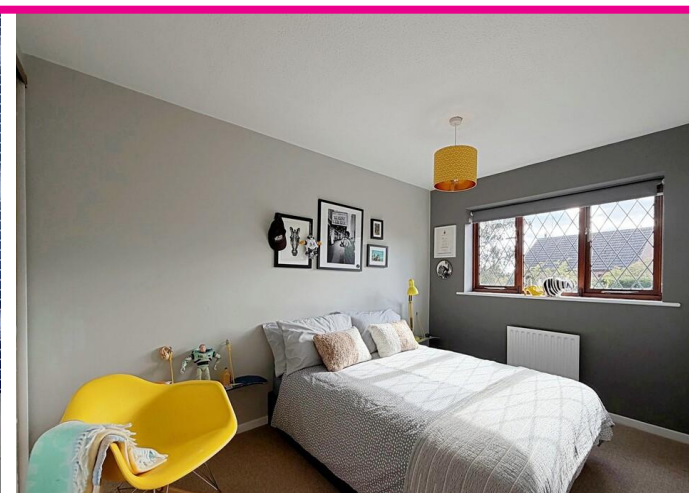
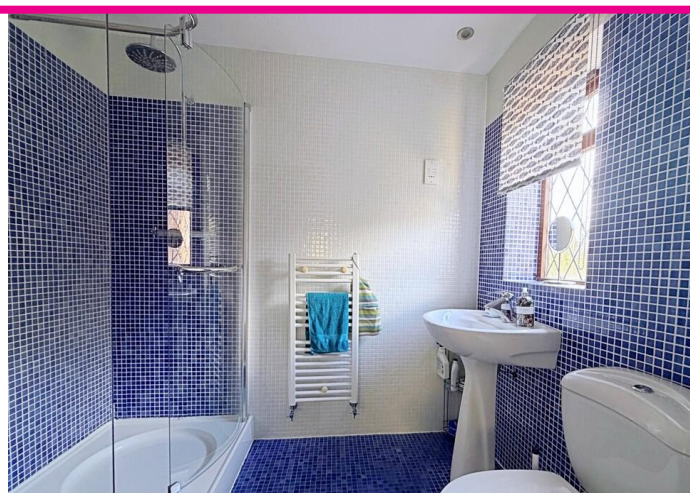
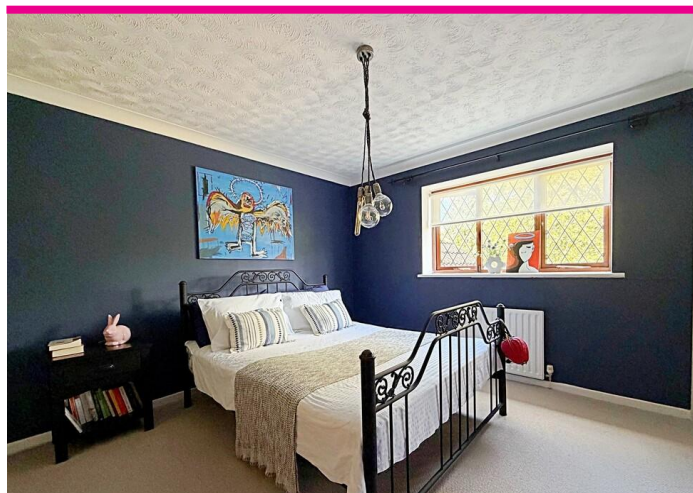
With light, power and Valliant gas boiler.

PARKING

There is driveway parking to the front of the property for several vehicles with timber double gates that also open up to provide additional storage to the side of the house.

GARDENS

The front garden has an area of lawn with small shrubbery border. The rear garden is very pleasant and a further benefit to property as it is generous in size, enjoys a sunny south facing aspect, is easy to maintain and has a large paved patio for outdoor dining. There is an area of lawn with mature conifers and timber fencing forming the boundaries. To the side is the excellent additional storage space which can also be used for seating.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

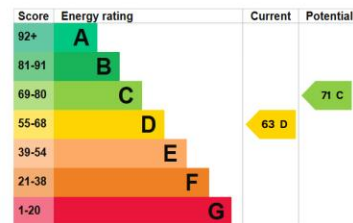
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

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

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

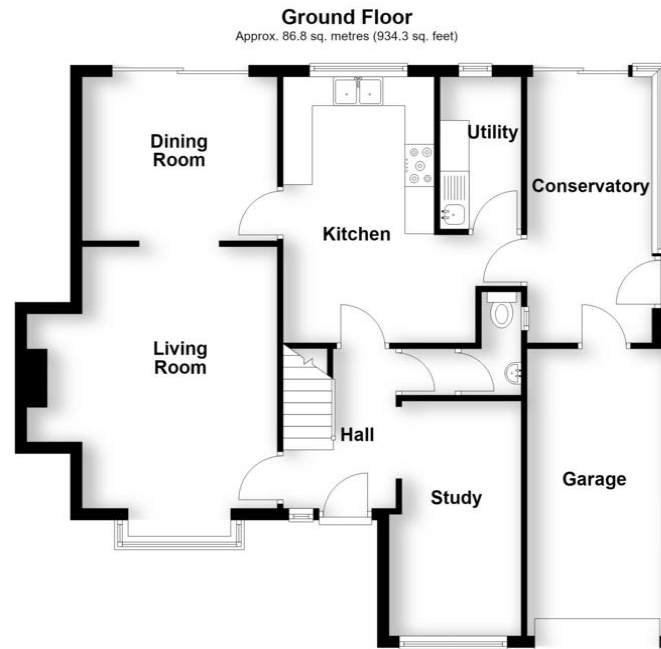


The graph shows this property's current and potential energy rating.

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.

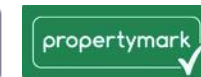
For properties in England and Wales:

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



Total area: approx. 139.2 sq. metres (1498.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.