

JULIE PHILPOT

RESIDENTIAL

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QUARRY LOFT, QUARRY LODGE, WARWICK ROAD, LEEK WOOTTON, CV35 7RD

£1,295 PCM FURNISHED



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A brand new, high-specification one bedroom luxury coach house set in the desirable village of Leek Wootton. Thoughtfully converted above a detached garage, this stunning home combines modern elegance with convenience, offering a fully furnished, move-in-ready space ideal for a professional tenant. A private entrance opens into a stylish, fully equipped kitchen, complete with modern appliances, crockery, glassware, and cutlery – everything ready for immediate use. Stairs lead to a beautifully presented living room and a luxury shower room featuring a double vanity sink unit and contemporary finishes. The double bedroom is fitted with bespoke wardrobes and high-quality furniture. Outside to the side of the property is a private courtyard-style garden, neatly arranged and reserved solely for the tenant's use. One allocated parking space is provided to the front.

Composite Front entrance door to:

STUNNING FITTED KITCHEN/DINER

20' 6" x 7' 8" (6.25m x 2.34m)

The well designed and modern kitchen has been fitted in a range of high quality shaker style units with complementary worktops, antique brass handles and integrated branded appliances. The kitchen is fully equipped with cooking utensils, crockery, glassware and cutlery. There is an extensive range of cupboard and drawer units with matching wall cupboards and display cabinet. Inset 'Bosch' four ring induction hob with glass splashback and extractor canopy over. Inset enamel sink unit with antique brass mixer tap. Tall larder unit with integrated fridge and freezer, 'Bosch' microwave and Bosch oven and grill. Integrated dishwasher and 'AEG' washer/dryer machine. Freestanding appliances include 'Smeg' kettle and toaster and a 'Tefal' air fryer. To the dining area there is a wall mounted electric radiator, table and four chairs and staircase leading to the first floor.



LIVING ROOM

12' 3" min x 9' 4" min restricted head height (3.73m x 2.84m)

A lovely room with wall mounted smart TV, two armchairs, two side tables, console table and three drawer chest. Wall mounted electric radiator and under eaves storage cupboard housing electric water heater.

JACK & JILL LUXURY SHOWER ROOM

11' 10" x 4' 8" (3.61m x 1.42m)

A particular feature of the apartment, accessed from both the living room and bedroom with walk-in shower enclosure having glass sliding door and inset 'Mira' shower, freestanding vanity unit with double basin, chrome fittings and tiled splashback. Concealed flush w/c with feature mirror over, tall heated towel rail/radiator, extractor fan, twin towel holders, pull-out shaver mirror, two wall contemporary wall lights and inset ceiling spotlights.

DOUBLE BEDROOM

15' 5" x 10' 8" min (4.7m x 3.25m)

Fitted with a bespoke range of built in wardrobe cupboards with ample hanging, shelving and storage space. Furniture to include luxury king sized bed, dressing table and mirror, and two bedside cabinets. Wall mounted electric radiator,



OUTSIDE

COURTYARD GARDEN

To the side of the property is a charming courtyard-style garden, for the tenant's exclusive use.

PARKING SPACE

There is one parking space to the front of the property allocated to the tenant.





- Outstanding One Bedroom Coach House
- Brand New Conversion
- Sought After Village Location
- All Bills Included (Electricity, Water, Council Tax & Broadband)
- Fully Furnished and Equipped Throughout
- First Floor Living Room
- Luxury Kitchen & Bathroom
- High End Appliances
- EPC - TBC



Tenant Fees

Holding Deposit	One week's rent (example £1,295 pcm x 12 divided by 52)
Security Deposit	Five weeks rent where annual rent is less than £50,000, six weeks rent if above.

A full list of our Landlord and Tenant Fees is available to download at www.juliephilpot.co.uk

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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.