



JULIE PHILPOT  
RESIDENTIAL



## 36 The Hamlet | Leek Wootton | CV35 7QW

An immaculate family home backing onto open fields in this very popular and sought after village location. The extended property provides spacious living with five double bedrooms, the master with dressing room and en-suite. On the ground floor is an open plan kitchen/diner/family room and utility room off along with a stylish lounge having a log burner and direct access to the large rear garden. The house also benefits from solar panels, ample driveway parking and a garage. There is also 'No Chain' involved. Viewing of this spacious and well planned property and village location is advised.

£845,000

- Five Double Bedrooms,
- Master Dressing Room & En-Suite
- Backing Onto Fields
- Large Mature Garden
- Popular Village Location





## Property Description

### **ENCLOSED PORCH**

With tiled flooring and door to

### **ENTRANCE HALL**

With radiator, telephone point and oak internal doors. Plus oak and glass staircase to first floor.

### **CLOAKROOM**

Having vanity wash basin with cupboard under, w.c. and built in tall storage cupboard.

### **LOUNGE**

19' 11" x 11' 6" (6.07m x 3.51m)

Having log burner, two radiators and patio door leading to the rear garden.

### **OPEN PLAN KITCHEN/DINER/FAMILY ROOM**

31' 6" x 9' 0" (9.6m x 2.74m)

This provides an ideal space for families with a lounging and dining area which links well with the kitchen. In the kitchen there is an extensive range of oak cupboard and drawer units including glazed display units plus complementary worktops including an oak worktop that extends to form a breakfast bar. Wall mounted double oven and gas hob with extractor over. Integrated appliances to include dishwasher and freezer. Karndean flooring and door to:

### **UTILITY ROOM**

9' 9" x 7' 7" (2.97m x 2.31m)

Having a range of oak cupboard and drawer units with complementary worktop, Belfast sink and ceramic tiling. Space and plumbing for washing machine and tumble dryer, space for tall fridge/freezer and wall mounted gas boiler. Radiator, door to garage and door to garden.

### **FIRST FLOOR LANDING**

With glass and oak feature staircase, access to roof storage space via loft ladder.

### **MASTER BEDROOM**

10' 8" x 10' 1" (3.25m x 3.07m)

With radiator and archway to:

### **DRESSING ROOM**

11' 8" x 7' 6" (3.56m x 2.29m)

With built in wardrobes, radiator and door to:

### **EN-SUITE**

A fully tiled en-suite with shower having glazed door, wash basin and w.c. Heated towel rail

### **DOUBLE BEDROOM TWO**

11' 9" x 10' 9" (3.58m x 3.28m)

Having built in wardrobes with sliding doors, vanity wash basin and radiator.

### **DOUBLE BEDROOM THREE**

11' 9" x 9' 0" (3.58m x 2.74m)

With radiator and rear garden views.

### **DOUBLE BEDROOM FOUR**

13' 4" x 9' 2" (4.06m x 2.79m) Max

With built in wardrobes, radiator and rear garden views.

### **DOUBLE BEDROOM FIVE**

11' 11" x 7' 6" (3.63m x 2.29m)

With radiator and garden views.

### **FAMILY BATHROOM**

Having panelled bath with mixer tap/shower attachment, vanity wash basin, w.c., heated towel rail and fully tiled walls. Airing cupboard housing hot water cylinder.

### **SECOND SHOWER ROOM**

With shower having glazed shower screen and wash basin. Fully tiled walls and heated towel rail.

### **OUTSIDE**

#### **GARAGE**

22' 2" x 8' 1" (6.76m x 2.46m)

With up and over door, light, power, water tap and door to utility room.

### **PARKING**

The property benefits from ample driveway parking to the front for several vehicles.

### **REAR GARDEN**

This garden is a very special feature to the property, it is nice and large with a sunny aspect and it backs onto fields. There is a gate to the rear of the garden leading to a footpath so is perfect for families with dogs for walks being within easy reach from your garden. In addition is a generous patio area plus an additional further sunny and secluded seating area. The garden has many mature plants, shrubs and specimen trees to provide colour and easy maintenance with an area of lawn too.

Summerhouse. Shed. Outside Power and Outside Tap.



## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

## Contact Details

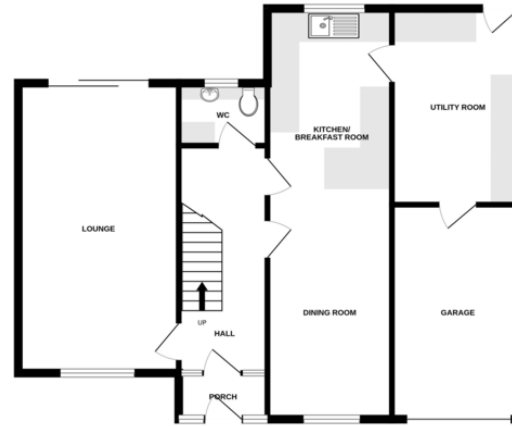
**T:** 01926 257540

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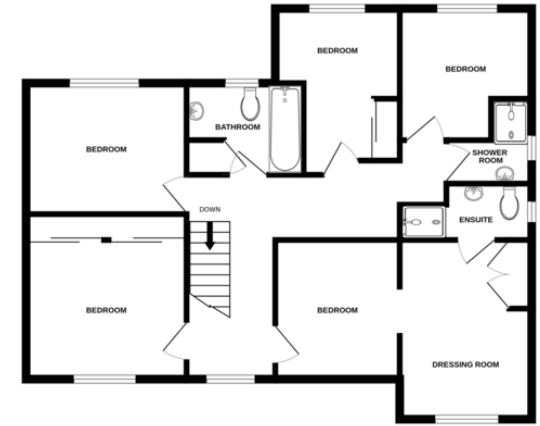
**W:** www.juliephilpot.co.uk

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

GROUND FLOOR



1ST FLOOR

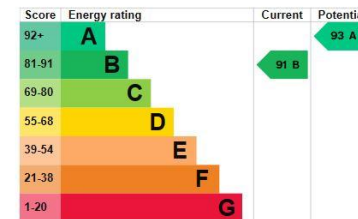


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### Energy rating and score

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

[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