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Tidmarsh Road, Leek Wootton

£499,950

- Four Bedroom Detached House On A Highly Desirable Road
- Refitted Kitchen With Integrated Appliances And Utility Room
- Double Glazed And Gas Centrally Heated
- Four Piece Refitted Bathroom With Separate Shower
- Offered For Sale With No Upward Chain
- OPEN DAY SATURDAY 24th OCTOBER
- EPC Rating D - 67
- Block Paved Driveway And Garage
- Attractive Rear Garden With Patios
- Warwick District Council Tax Band F

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Tidmarsh Road, Warwick, CV35 7QP

OPEN DAY SATURDAY 24th OCTOBER - PLEASE CALL OUR OFFICE ON 01926 857244 TO ARRANGE A VIEWING SOLT. Offered for sale with no onward chain, this attractive detached home occupies an inviting position within the highly regarded village of Leek Wootton and presents an excellent opportunity for those seeking a well-maintained property in a peaceful and established setting.

The versatile accommodation is perfectly suited to buyers seeking a relaxed village lifestyle without the maintenance demands of a larger family home. The ground floor comprises a welcoming lounge with feature fireplace, a separate dining room for entertaining, and a stylish shaker-style kitchen fitted with a range of integrated appliances. A spacious conservatory provides an additional reception area, looking into the private rear garden and offering an ideal place to relax throughout the year.

Further practical features include a utility room, cloakroom and internal access to the garage.

To the first floor are four bedrooms, providing ample space for visiting family, hobbies or home working, together with a modern four-piece bathroom with both a bath and separate shower.

Outside, the property benefits from a neatly arranged rear garden that is attractive yet manageable, featuring a patio seating area, lawn and sheltered sun terrace. To the front, a block-paved driveway provides ample parking and access to the garage.

Tidmarsh Road is particularly well placed for enjoying everything that makes Leek Wootton so popular, with its strong sense of community, village amenities and surrounding countryside, whilst Warwick, Kenilworth and Leamington Spa remain within easy reach.

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Council Tax Band: F

Approach
The property is approached via a block-paved driveway providing off-road parking for two vehicles. A covered canopy with coach lights shelters the uPVC entrance door, which opens into the hallway.

Hallway
With laminate flooring and doors leading off to:

Cloakroom
The cloakroom is fitted with a concealed-cistern WC, vanity wash hand basin, chrome heated towel rail, and a frosted window

Fitted Kitchen
3.89m x 2.46m (12'9" x 8'0")
The kitchen has been refitted with a contemporary range of shaker-style wall and base units, complemented by brushed steel handles. The base units feature a stone-effect worktop with an inset sink and mixer tap positioned beneath the front-facing window. There is a four-ring gas hob with an electric oven, built-in fridge freezer, dishwasher, and eye-level microwave. Pan drawers provide additional storage, while tiled splashbacks and flooring complete the space. A door leads directly to the side passageway.

Utility Room
The utility room is fitted with twin base units topped with a stone-effect worktop and an inset sink. Plumbing is provided for an automatic washing machine, with space for an under-counter fridge. Twin wall units offer additional storage, and a Vaillant ecoFIT boiler.

Lounge
4.55m x 4.73m (14'11" x 15'6")
The living room features a stone fireplace with matching hearth, housing a coal-effect gas fire. Bi-folding doors open onto the rear terrace, filling the room with natural light. Additional features include a radiator, dado rail, and a pine open-spindle staircase leading to the first floor. An open archway provides access to the dining room.

Dining Room
3.12m x 2.46m (10'2" x 8'0")
Open to the front kitchen with tiled flooring, radiator and down lighters.

Conservatory
3.29m x 3.71m (10'9" x 12'2")
Tiled flooring, radiator and French doors onto the patio. Vaulted ceiling with fan and lighting.

Landing
Having all doors off and access to loft void.

Bedroom One
3.62m x 3.81m (11'10" x 12'5")
Window to the rear with a radiator beneath. A range of fitted wardrobes with hanging, shelving and drawers. Dressing table and matching bedside cabinets.

Bedroom Two
3.62m x 2.56m (11'10" x 8'4")
Window to the rear with a radiator beneath and a built in cupboard.

Bedroom Three
3.39m x 2.71m (11'1" x 8'10")
Window to the fore with a radiator beneath.

Bedroom Four
3.40m x 2.08m (11'1" x 6'9")
Window to the fore with a radiator beneath.

Bathroom
The four-piece bathroom comprises a panelled bath, corner shower cubicle with electric shower, concealed-system WC, and vanity wash basin. Walls and floors are fully tiled, and a frosted window to the fore. An airing cupboard houses the pre-lagged copper cylinder

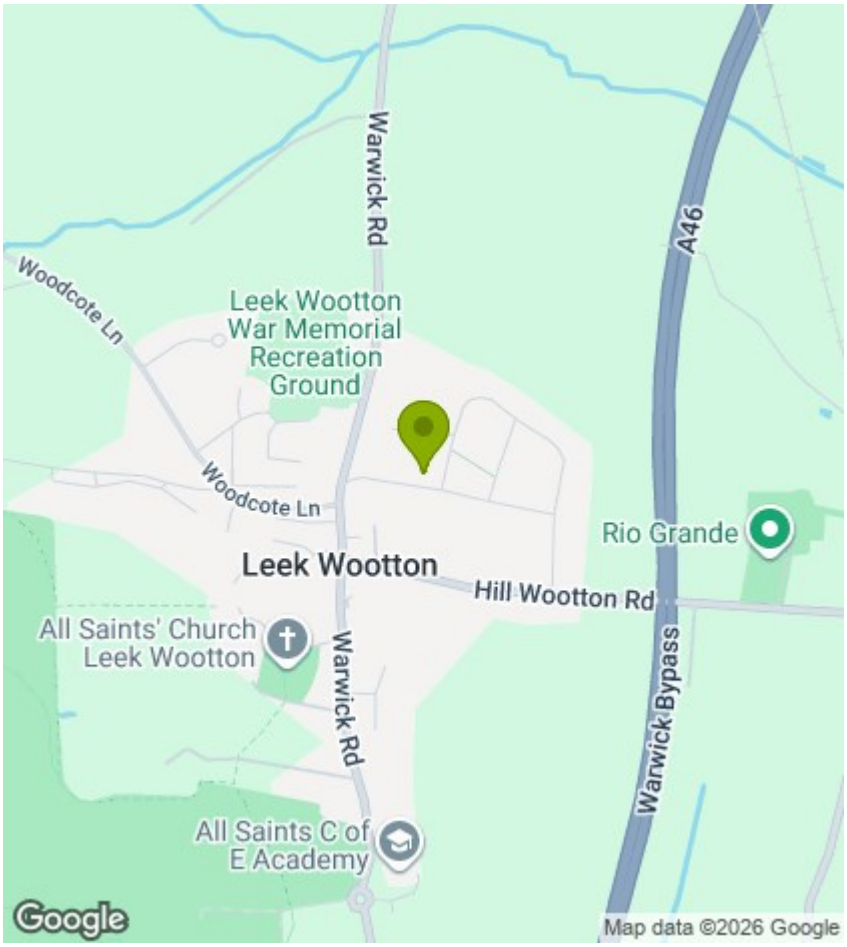
Rear Garden
The rear garden features a paved patio that seamlessly connects to the house, creating an inviting outdoor space. A formal lawn is bordered by mature shrubs and trees, enhancing the garden's charm. Steps lead down to a sunken terrace, accented by a retaining wall, perfect for relaxation or entertaining. The garden is enclosed with panel fencing for privacy and offers side pedestrian access. Additionally, there is a walk-through shed, and a convenient tap is located on the side of the property.

Garage
With up and over door. Power and lighting a side pedestrian door.

Tenure
The property is freehold.

Fixtures & Fittings
All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.

Connected Interest
A seller of this property is a connected party to the selling agents Boothroyd and Company.

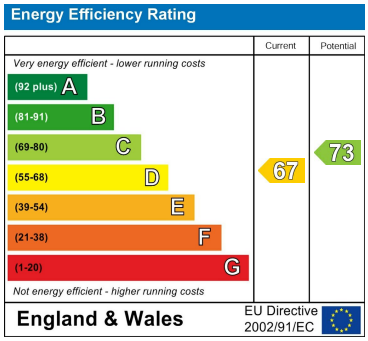


Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D



Total area: approx. 124.9 sq. metres (1344.1 sq. feet)

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