



## Tidmarsh Road, Leek Wootton

£585,000

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

# Tidmarsh Road, Warwick, CV35 7QP

Set in the picturesque village of Leek Wootton, this beautifully presented family home on Tidmarsh Road is offered for sale with no chain. The property has been updated to include a fully fitted shaker-style kitchen with integrated appliances, a lounge with feature fireplace, and a separate dining room. A generous conservatory overlooks the attractive rear garden, which features a patio, formal lawn, and sunken terrace. Completing the ground floor are a cloakroom and utility room. Upstairs, there are four bedrooms and a modern four-piece bathroom with a separate shower cubicle. Outside, a block-paved driveway provides parking and access to the single garage. This is an excellent opportunity to acquire a well-appointed family home in a highly regarded village location.



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

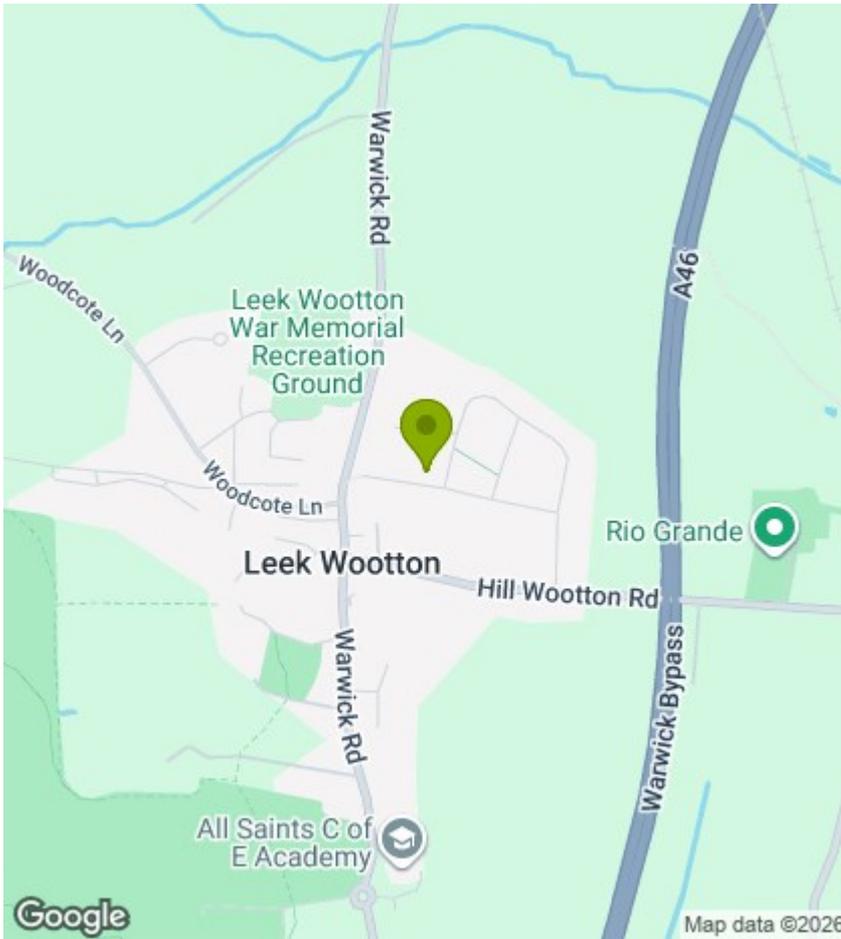
The property is freehold.

## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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