







# Extended, beautifully presented four bed detached

20 The Hamlet
Leek Wootton
Warwick
CV35 7QW

MARGETTS
ESTABLISHED 1806

**Price Guide £775,000**

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## Price Guide £775,000

**An exciting opportunity to acquire a substantially extended, and beautifully presented four bedroom detached family home with extensive ground floor accommodation and enlarged rear garden. Due to the extensions, the property enjoys flexible ground floor accommodation with many reception areas, cloakroom and four first floor bedrooms with ensuite shower. The rear garden is delightful and VIEWING IS WARMLY RECOMMENDED.**

Double glazed front door with matching side windows opens into a large entrance porch with under floor heating.

Door opens into

### RECEPTION HALL
with radiator.

### CLOAKROOM
with wash hand basin, low-level WC, radiator and extractor fan.

### LOUNGE - FRONT
20'2" max x 10'1" max reducing to 9'4"
This beautiful room enjoys a double glazed window, two radiators, wiring for two wall lights and double opening doors lead through to the

### STUNNING EXTENDED FAMILY/DINING ROOM
13'3" x 10'2" + 22'3" x 8'11"
with wood effect flooring and under floor heating, radiator, impressive cathedral style roof light affording lots of light, this room enjoys sliding bi-fold double glazed patio doors and windows to either side opening onto the patio and garden beyond, and door to under stairs storage cupboard.

### BREAKFAST ROOM
10'8" x 10'4"
with wood effect flooring, radiator, breakfast bar and archway opening through to

### FITTED KITCHEN
14'8" x 8'6" max reducing to 7'1"
with under floor heating, roll edge work surfacing incorporating a single drainer sink unit with mixer tap, range of base units beneath incorporating the full sized dishwasher. Further base drawer unit and range of eye-level wall cupboards. Recess suitable for a range cooker with cooker hood over, double glazed window and door to the

### UTILITY ROOM
6'1" x 7'3"
with work surfacing, base units and tall larder cupboard incorporating the Bosch microwave. Space and plumbing for washing machine, tumble dryer and further undercounter appliance. Eye-level wall cupboard and double glazed window.







## OFFICE/WORK ROOM

6'9" x 7'2"
with laminate flooring, sealed unit timber framed double glazed window and door to the garaging.

Staircase from the reception hall proceeds to the

## FIRST FLOOR LANDING

Off the landing there is a linen cupboard and access to the roof space.

## BEDROOM ONE - FRONT

11'10" exc wardrobes x 10'5"
with sealed unit timber framed double glazed window, radiator, four door fitted wardrobes with cupboards above to full height.

## ENSUITE SHOWER ROOM

with fully tiled shower cubicle, wash hand basin set in vanity unit with cupboard beneath, low level WC, heated towel rail, extractor fan and full height tiling on all walls.



## BEDROOM TWO - REAR
11'9" exc. wardrobe x 8'11"
with window, radiator and the dimensions exclude the wardrobe space with cupboards above to full height.

## BEDROOM THREE - REAR
10'4" x 9'4" max
with double glazed rear window and radiator.

## BEDROOM FOUR - FRONT
10'7" max x 7'1" max exc door recess
with sealed unit timber framed double glazed front window, radiator and storage cupboard fitted above the bulkhead.



## FAMILY BATHROOM
has a white suite with panel bath having a mixer tap and tap secured adjustable shower over with screen, low-level WC, wash hand basin with mixer tap and cupboard beneath, downlighters, wiring for two wall lights and heated towel rail.

## OUTSIDE

## TO THE FRONT OF THE PROPERTY/PARKING
there is a wide block paved driveway providing parking with shaped lawn to the side.

## GARAGES



## GARAGE ONE
16'9" x 8'1"
Electrically operated roller doors, electric light and power.

## GARAGE TWO (reduced in size)
9'1" x 7'10"
Electrically operated roller doors, electric light and power.

## GENERAL INFORMATION
Please note, there are restrictive covenants and information about these are available upon request.
The property is freehold and all mains services are connected.



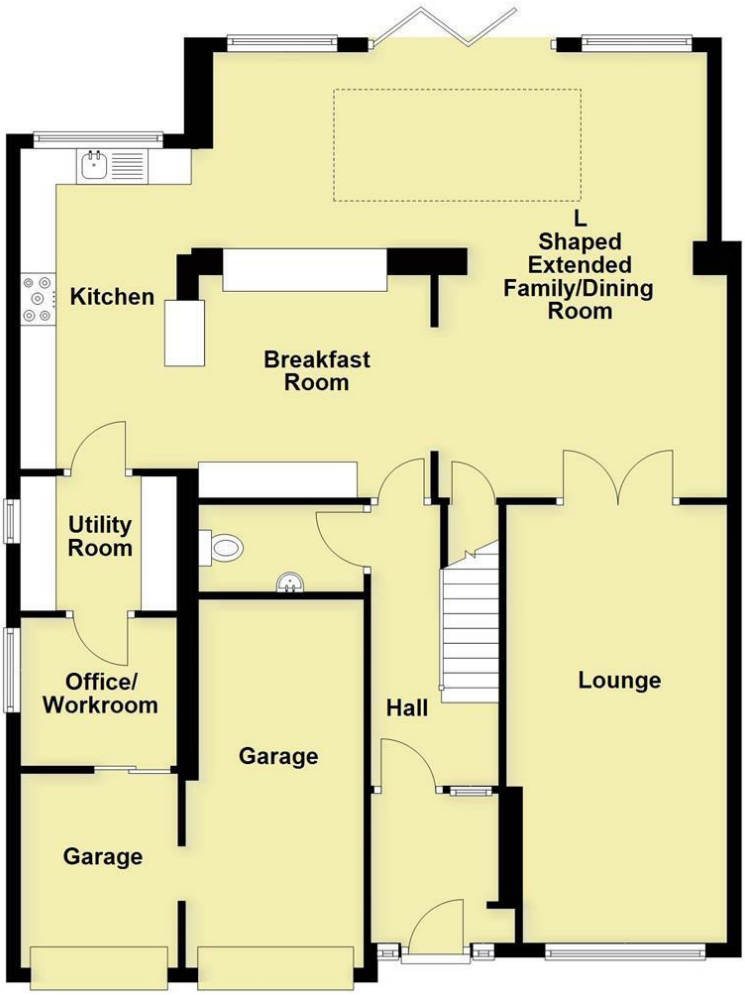


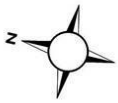
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## Ground Floor

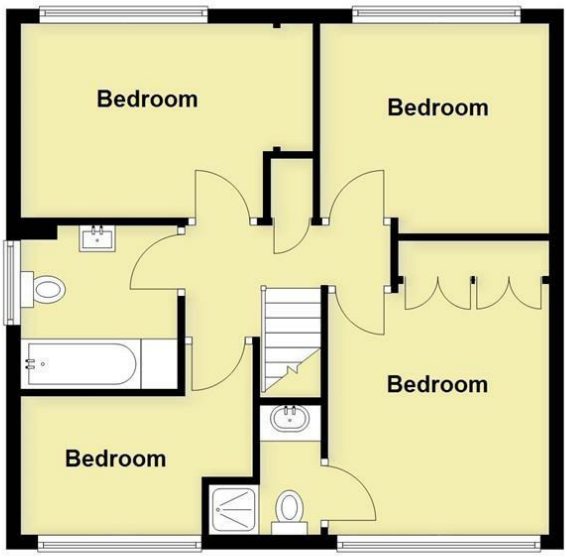
Approx. 120.1 sq. metres (1292.8 sq. feet)



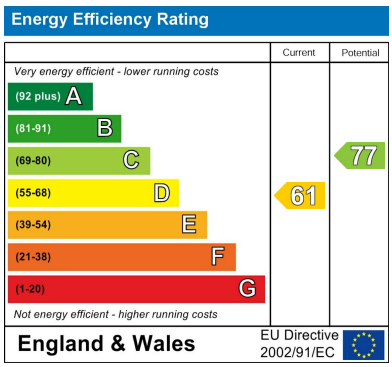

## First Floor

Approx. 52.6 sq. metres (566.6 sq. feet)




Total area: approx. 172.8 sq. metres (1859.5 sq. feet)

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





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