



**4 Bed**  
**Detached House**  
**located at**

**28 Dodd Avenue**  
**Warwick**  
**CV34 6QS**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £595,000**



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#### Entrance

Canopy Porch with double glazed front door opens into the:

#### Reception Hall

with radiator and coved ceiling and door to under stairs storage cupboard.

#### Cloakroom

has a low level WC and wash hand basin, heated towel rail and obscured double glazed window.

#### Fitted breakfast kitchen

15'8" x 8'10"

with an extensive range of work surfacing including breakfast bar, having inset five ring gas hob and a one and a quarter bowl single drainer, stainless steel sink with mixer tap. Range of base units beneath with space and plumbing for dishwasher and washing machine. Eyelevel wall cupboards with Neff cooker hood and larder cupboard to the side with a Bosch double electric oven and grill. Space for a larder style fridge/freezer and further worktop with base units. Storage cupboards above housing the Valliant gas fired wall mounted central heating boiler, double glazed bow window to the front, radiator, double glazed window and door to the side of the property and door to the extended dining room.

#### Extended dining room/garden room

20'5" x 11'1" reducing to 8'10"

this thoughtfully extended room provides double glazed French doors opening onto the patio, double glazed picture window overlooking the rear garden, coved ceiling, radiator and wiring for four wall lights. Double opening doors leading through to the:

## Price Guide £595,000

An immaculate and beautifully presented, extended four bedroom detached family home, situated in a prestigious, residential neighbourhood and occupying a larger than average plot. The rear extension balances the accommodation beautifully and viewing is warmly recommended.



### Lounge

14'8" x 11'1"

with fire setting (please note; the gas fire has been disconnected) and triple, double glazed bifold doors opening onto the garden and patio. Covered ceiling, wiring for three wall lights, double panel radiator.

### Landing

staircase from the entrance hall proceeds to the first floor landing with access to the roof space. Off landing louvre doors open to an airing cupboard having the hot water cylinder and slatted wood shelving.



### Bedroom 1 - Rear

14'7" including wardrobes by 8'5" and 8'0" x 3'3"

with double glazed window affording attractive view to the rear, radiator, and door opening to:

### Ensuite shower room

well appointed shower room with fully tiled shower cubicle with adjustable shower, wash hand basin with low-level WC, tiled areas and obscured double glazed window. Heated towel rail and shaver point.





#### **Bedroom 2 - Front**

14'2" maximum reducing to 8'2" (exc the bulkhead) with double glazed window to the front and radiator, shelving above the bulkhead, double fitted wardrobe, and further door opening to a shelved built-in storage cupboard.

#### **Bedroom 3 - Front**

8'11" x 9'8" excluding wardrobe recess, with double glazed window to the front, and radiator.

#### **Bedroom 4 - Rear**

9'0" x 8'4" with radiator and double glazed window affording attractive views.



#### **Bathroom**

The reappointed bathroom has a white suite with panelled bath having mixer tap and adjustable shower with screen over, wash hand basin with mixer tap and low level WC, shaver point, heated towel rail, obscured double glazed window.

#### **Outside**

to the front, there is a large block paved driveway, providing parking with perimeter borders to either side, and giving access to the:

#### **Part integral single garage**

17'7" x 8'6" maximum reducing to 7'4" minimum with electric light and power.



#### **Rear garden**

The larger than average south facing rear garden is a sight to behold, with extensive patio area adjoining the lounge and extended dining/garden room. Further patio areas with perimeter borders stocked with plants and central shaped lawn. Timber garden shed. Open timber summer house.

#### **GENERAL INFORMATION**

There are solar panels included. Ask for more details.

Side pedestrian access.

Property is Freehold

All mains services are connected





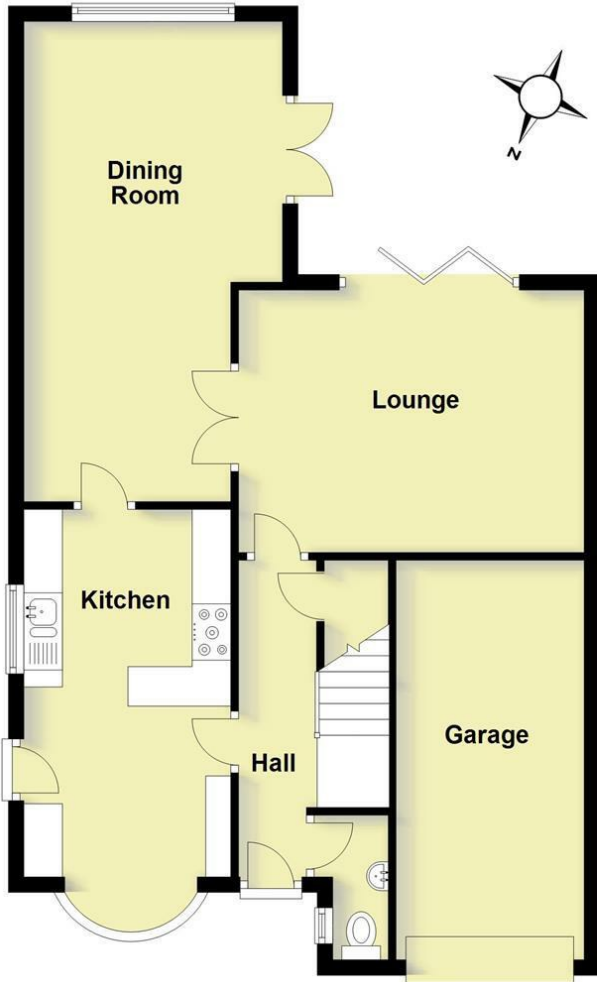
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## Ground Floor

Approx. 70.7 sq. metres (760.7 sq. feet)




Total area: approx. 125.9 sq. metres (1355.1 sq. feet)

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

## First Floor

Approx. 55.2 sq. metres (594.4 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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