



2 Dodd Avenue
Warwick **CV34 6QS**
Offers Over £775,000

2 Dodd Avenue

Being situated in an enviable and highly popular location just off Myton Road and within easy reach of Warwick and Myton Schools, along with central Warwick and Leamington Spa, this substantial and impressively extended detached family house offers excellent five bedroomed accommodation. The accommodation has been fully re-modelled to afford flexible and generous space which also includes four reception rooms and an enlarged and re-fitted kitchen. Externally, a fully block paved frontage allows off-road parking for a generous number of vehicles, along with access to the detached double garage. Extending across the rear of the house is an attractive and mature garden which is fringed by trees. Overall this is an exceptional opportunity to purchase a modern detached house offering accommodation of substance.

LOCATION

Dodd Avenue is to be found off Myton Lane, roughly equidistant between Leamington Spa and Warwick and being within walking distance of both town centres, along with Warwick School and Myton School, both of which can be found on Myton Road. This is a prestigious and sought after location which, in addition to its proximity to Leamington and Warwick, is also ideal for local road links including the M40 motorway along with other towns and centres. Regular commuter rail services operate from both Warwick and Leamington Spa to London, Birmingham and numerous other destinations.

ON THE GROUND FLOOR

Replacement composite double glazed entrance door opening into:-

ENCLOSED PORCH ENTRANCE

With double glazed windows and inner entrance door to:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, access to understairs storage cupboard and door to:-

CLOAKROOM/WC

With white fittings comprising low level WC, pedestal wash hand basin and central heating radiator.

STUDY/PLAYROOM

5.26m x 2.49m (17'3" x 8'2")

Having been created from conversion of the original garage and making an ideal home office with double glazed window and central heating radiator.

LOUNGE

7.57m x 3.43m (24'10" x 11'3")

Having feature fireplace with glowing coal effect electric fire, two central heating radiators and open plan access to:-

FAMILY ROOM

7.52m x 3.10m (24'8" x 10'2")

Which extends across the rear of the house having laminate flooring, central heating radiator, three Velux double glazed roof lights, double glazed window and double glaze French style doors giving external access to the rear garden. Through access to:-

DINING ROOM

4.47m x 2.67m (14'8" x 8'9")

With laminate flooring, double glazed window and central heating radiator.

KITCHEN/BREAKFAST ROOM

5.77m max x 4.78m max (18'11" max x 15'8" max)

An extended and enlarged kitchen forming two sections, both of which are comprehensively equipped with a range of contemporary units in a white panelled finish and comprising extensive base cupboards, drawers and coordinating wall cabinets, roll edged slate effect worktops with matching splashbacks and inset stainless steel sink unit, fitted four burner stainless steel hob with filter hood over and fitted electric oven below, integrated dishwasher, inset ceiling downlighters, dual aspect double glazed windows and door to:-

UTILITY ROOM

1.80m x 1.47m (5'11" x 4'10")

With worktop and wall cabinet, plumbing for washing machine, central heating radiator, double glazed window and wall mounted Worcester gas fired boiler.

ON THE FIRST FLOOR

LANDING

With access to two useful built-in storage cupboards, twin access traps to the roof space, central heating radiator and doors to:-

MASTER BEDROOM (REAR)

4.65m max x 3.58m max (15'3" max x 11'9" max) - forming an 'L' shape.

With a range of fitted wardrobing combining wardrobes with overhead storage cupboards and matching dressing table unit, double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With contemporary white fittings comprising low level WC with concealed cistern, inset wash hand basin with storage below, walk-in shower enclosure with fitted shower unit, obscure double glazed window and chrome towel warmer/radiator.

BEDROOM TWO (FRONT)

4.45m max x 2.77m max (14'7" max x 9'1" max) - including stair bulk head.

With built-in storage cupboard, double glazed window and central heating radiator.

BEDROOM THREE (FRONT)

3.05m x 2.90m (10'0" x 9'6")

With built-in wardrobe, double glazed window and central heating radiator.

BEDROOM FOUR (REAR)

2.87m x 2.57m (9'5" x 8'5")

With double glazed window and central heating radiator.

BEDROOM FIVE (REAR)

2.64m x 2.39m max (8'8" x 7'10" max)

With dual aspect double glazed windows and central heating radiator.

Features

Impressively Extended Detached Home

Prime Location Off Myton Road

Four Reception Rooms

Extended Kitchen with Utility Off

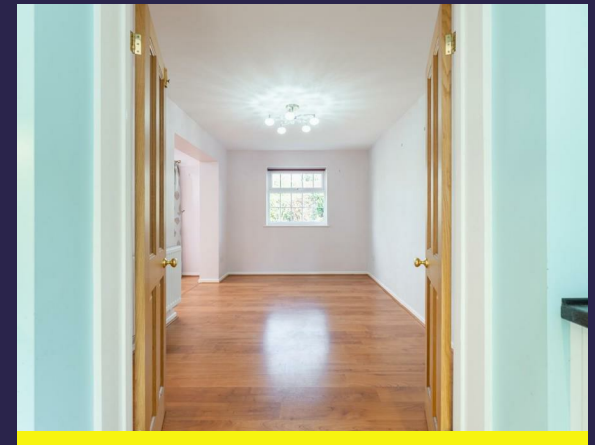
Five Bedrooms

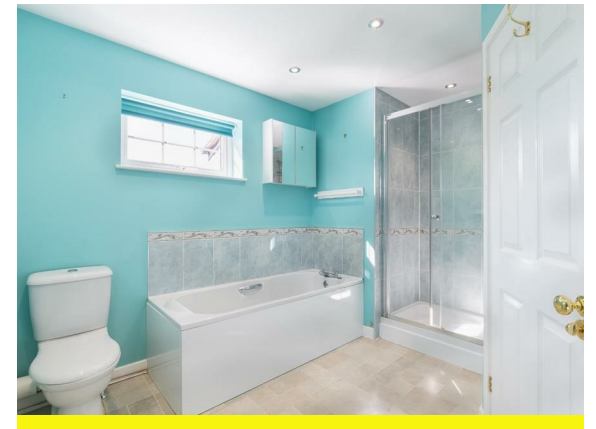
Two Bathrooms

Extensive Parking

Detached Double Garage

Attractive Rear Garden





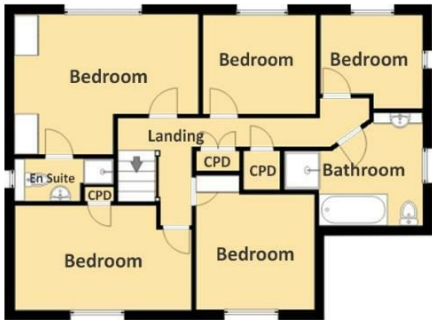
Floorplan

Internal Living Area 1,817sq ft /168.77m2

GROUND FLOOR



FIRST FLOOR



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General Information

Tenure
Freehold

Fixtures & Fittings

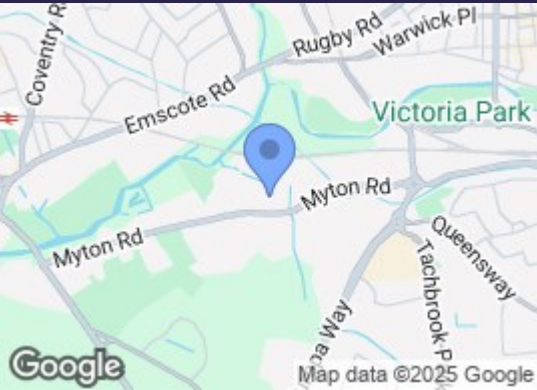
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Warwick District Council



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