



42 Dyott Avenue,  
Whittington WS14 9NF

Downes & Daughters  
ESTATE AGENCY

42 Dyott Avenue,  
Whittington WS14 9NF  
£375,000

Downes & Daughters is delighted to offer for sale this impressively extended and stylishly updated three bedroom semi detached family home, with the rare benefit of a good size south facing rear garden, a spectacular open plan kitchen diner family room and converted loft room. Falling within the King Edward's catchment area, and benefitting from some good 'ecredentials', this attractive home occupies an enviable position within this popular residential street only moments away from canal walks, Noddington Play Park and a wide range of amenities in the centre of the village. The flawlessly presented accommodation has been extended and reconfigured to now comprise: a porch entrance, hallway with guest cloakroom, living room with modern electric fire and a most impressive contemporary open plan kitchen diner and living space with access to the rear garden. The first floor boasts a landing with glass and steel balustrade, three bedrooms with fitted wardrobes and a luxury bathroom and the added benefit of a converted loft room which is currently used as a home office and playroom. Externally the property benefits from a private driveway offering side by side parking, single garage and a delightfully sunny, south facing rear garden, beautifully presented by the current owners, benefitting from good levels of privacy and an attractive garden building which has lent itself to dedicated home working space and a much needed 'Lockdown Bar'.

Viewing is essential to appreciate the attractive nature of this home and the stylish presentation throughout.

**GROUND FLOOR**

Porch • Entrance Hallway • Guest Cloakroom With Under Stairs Storage Cupboard • Living Room • Showpiece Open Plan Kitchen Diner & Family Room With Access To Rear Garden & Bar Area

**FIRST FLOOR**

Stylish Landing With Steel & Glass Balustrade • Bedroom One (built in wardrobe) & Stairs To Converted Loft Space Perfect For Home Working Or Playroom • Bedroom Two (built in wardrobe) • Bedroom Three (built in wardrobe) • Modern Bathroom With Separate Shower

**OUTSIDE**

Private Driveway With Side By Side Parking • Single Garage • Gated Side Access • Beautifully Presented South Facing Rear Garden With Good Levels Of Privacy • Large Patio Terrace • Neat Lawn With Raised Sleeper Beds • Attractive Garden Building / Home Office / Lockdown Bar

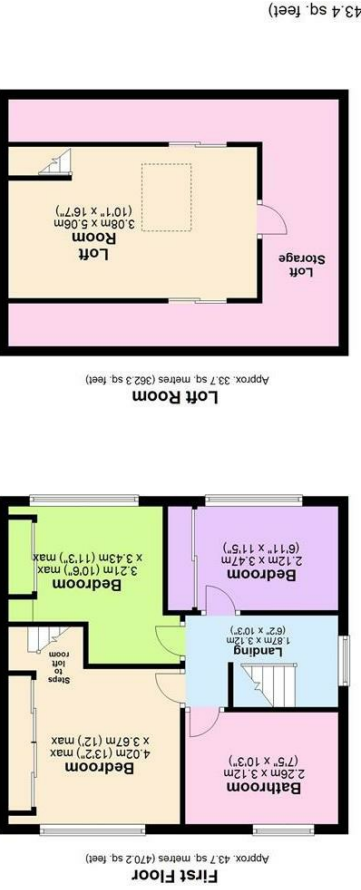
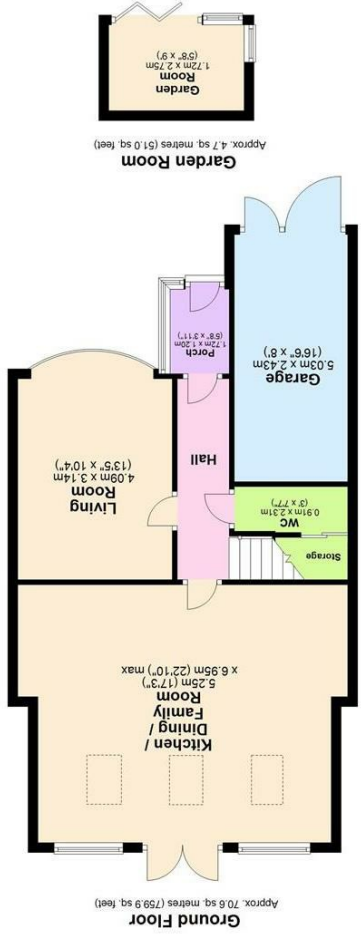
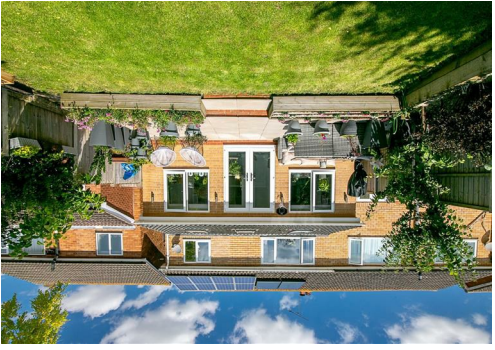
**FURTHER INFORMATION**

Freehold (TBC by solicitor) • Council Tax Band C • Energy Rating C • 4 Solar Panels • Upvc Double Glazing • Gas Central Heating (new in 2021) • All Mains Services





5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099  
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Total area: approx. 152.7 sq. metres (1643.4 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Domestic
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 pphs)
A	(81-91)
B	(69-80)
C	(58-68)
D	(46-57)
E	(35-45)
F	(21-34)
G	(1-20)
Not environmentally friendly - higher CO <sub>2</sub> emissions	(EU Directive 2002/91/EC)

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(81-91)
B	(69-80)
C	(58-68)
D	(46-57)
E	(35-45)
F	(21-34)
G	(1-20)
Not energy efficient - higher running costs	(EU Directive 2002/91/EC)