



2 Dodd Avenue, WARWICK

Offers Over **£770,000**





2 Dodd Avenue

WARWICK, Warwick

Spacious five/six-bed detached home near Warwick and Leamington Spa. Features flexible living, office, double garage, ample parking, stylish kitchen, and no onward chain. Ideal for families.

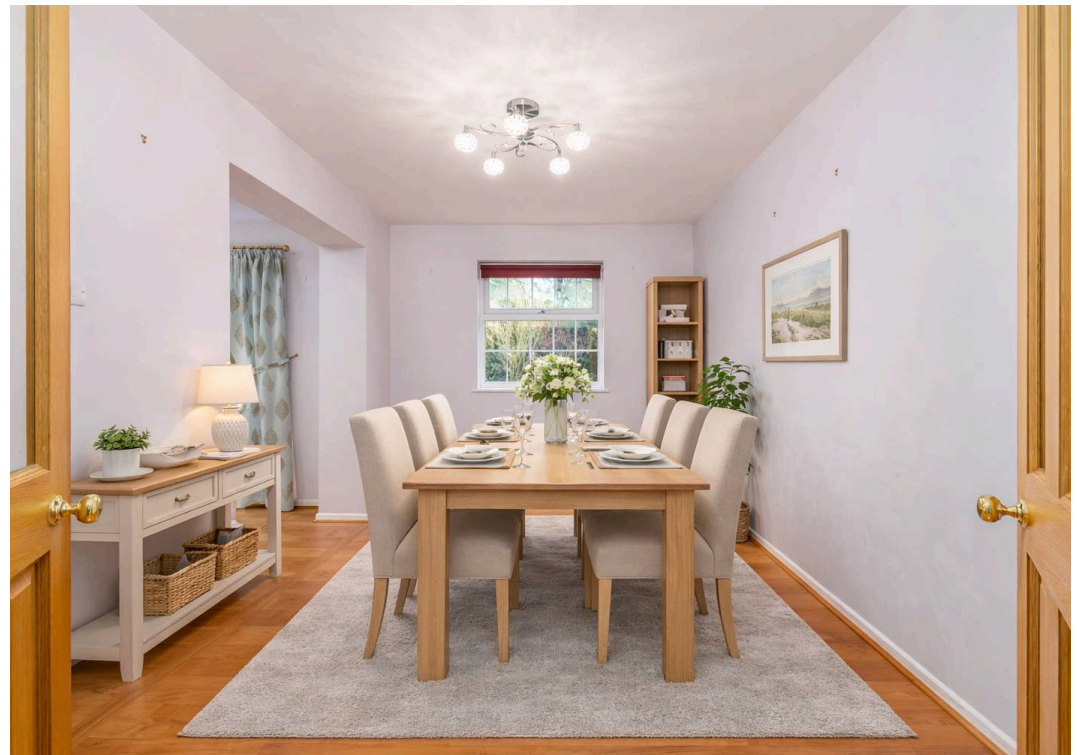
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- No Chain! Prime locational, prestigious property available...NO CHAIN!
- Prime Myton Road location, ideal for Warwick and Leamington Spa access.
- A commanding five-bedroom detached family home with over 2000 sq. ft internal floor area for an elevated family lifestyle.
- Elegant reception spaces, including separate living, dining and family zones
- Dedicated study/home office, providing a refined, private environment for professional home working.
- Potential use as a 6th bedroom or adapted to a Guest suite.
- Stylish, Bi-aspect extended kitchen-breakfast room with quality integrated appliances.
- Principal bedroom suite with en suite, complemented by well-proportioned additional four bedrooms and family bathroom to the first floor.
- Excellent parking provision with detached double garage and generous block paved driveway for multiple vehicles.
- Highly convenient for Warwick and Leamington Spa centers, renowned local schools and retail parks, within a quietly secure and decidedly envious residential setting.









TOTAL: 2074 sq. ft, 192 m2

1st floor: 1263 sq. ft, 117 m2, 2nd floor: 811 sq. ft, 75 m2

EXCLUDED AREAS: PORCH: 36 sq. ft, 3 m2, PATIO: 374 sq. ft, 35 m2, UTILITY: 35 sq. ft, 3 m2,
GARAGE: 275 sq. ft, 26 m2, FIREPLACE: 4 sq. ft, 0 m2, WALLS: 175 sq. ft, 16 m2





Nested Warwick

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