



**Connells**

Dodd Avenue  
Warwick



## Property Description

An impressive four bedroom detached family home with ample parking, two integral garages and a generous rear garden. This lovely home offers everything you need for spacious, comfortable living and comes with excellent storage. This home has recently been upgraded with solar panels, new flooring and carpets and more.

The spacious entrance hall comes with a large storage cupboard, the guest cloakroom and doors leading into the kitchen and living areas. The dual aspect lounge features a fireplace, perfect for unwinding during cosy evenings. The kitchen breakfast offers integrated appliances and ample storage and worktop space, ideal for food preparation. The kitchen leads round into the dining area, a light and airy room for hosting family meals. The sitting room is to the front of home and offers an additional living space, perfect for families or hosting. The conservatory is to the rear and offers a peaceful sitting area with stunning views of the garden. Both integral garages can also be accessed from here.

On the first floor there are four double bedrooms with built in wardrobes and storage, a family bathroom as well as an en-suite to the primary bedroom. There is also access to the boarded loft space from the landing with a built in loft ladder.

## Rear Garden

This property boasts a generously sized rear garden, perfect for capturing the sun. The carefully designed rear garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. Primarily laid to lawn whilst featuring a charming patio and dedicated seating area, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting. There is also a shed and side access for added convenience.

## Entrance Hall

Engineered wood flooring and large storage cupboard with lighting.

## Guest Cloakroom

Low level flush WC, wash hand basin with built in storage, chrome towel warmer, tiled flooring and window to front.

## Lounge

19' 5" x 12' 3" ( 5.92m x 3.73m )

Bay window to front, gas fireplace, sliding door to rear leading out into the private rear garden and Amtico flooring.

## Kitchen Breakfast

20' 3" x 10' 9" ( 6.17m x 3.28m )

Fitted with a range of wall and base units with work surface over, island with storage, built in washing machine, dishwasher, oven, gas hob and extractor fan. Space for American style fridge freezer. Tiled flooring, Baxi boiler, new door leading into the conservatory and a window to the rear.

## Dining Room

13' 6" x 7' 10" ( 4.11m x 2.39m )

Bay window to front and engineered wood flooring.

## Sitting Room

11' 7" x 11' 4" ( 3.53m x 3.45m )

Window to front and engineered wood flooring.

## Conservatory

14' 8" x 12' 6" ( 4.47m x 3.81m )

French doors leading out to the private rear garden, lino flooring and a ceiling fan.

## Landing

Loft hatch, window to rear and carpeted flooring.

## Bedroom One

14' 6" x 11' 4" ( 4.42m x 3.45m )

Window to front, two wardrobes with additional storage cupboards, built in dressing table, mirrored wardrobes and laminate flooring.

## En-Suite

Fully tiled en-suite with fitted shower, wash hand basin with storage, chrome towel rail, WC, spotlights and window to front.

## Bedroom Two

10' 9" x 9' 6" ( 3.28m x 2.90m )

Window to front, built in storage and laminate flooring.

## Bedroom Three

12' 6" x 7' 10" ( 3.81m x 2.39m )

Window to rear, wardrobes and carpeted flooring.

## Bedroom Four

11' 7" x 7' 10" ( 3.53m x 2.39m )

Window to rear, mirrored wardrobes and laminate flooring.

## Family Bathroom

Fully tiled family bathroom with wash hand basin with storage, shower over bath, WC, chrome towel rail, spotlights and storage cupboards.

## Loft Space

Part boarded with built in loft ladder and light.

## Garage 1

16' 8" x 7' 10" ( 5.08m x 2.39m )

Up and over doors with power and light and access to the solar panel units.

## Garage 2

16' 7" x 7' 7" ( 5.05m x 2.31m )

Up and over door with power and light.

## Vendors Notes

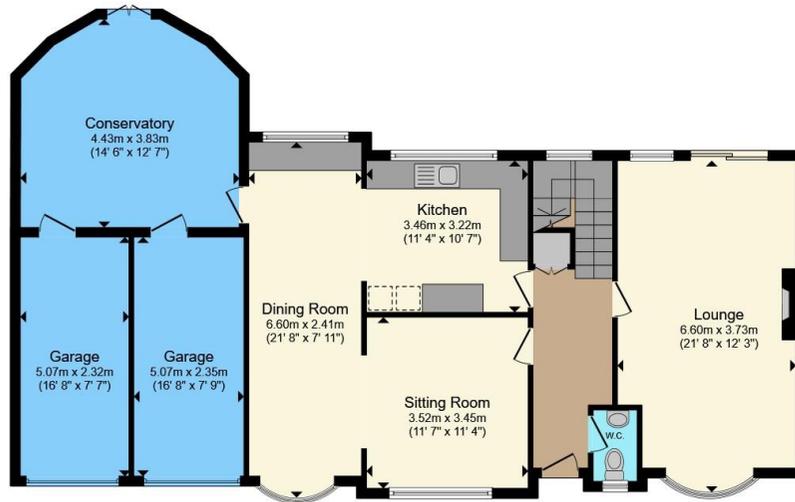
Solar panels (Approx. 5 years old with 15 years warranty remaining).

New porch roof, fascias and guttering. New flooring in the lounge and new carpets.

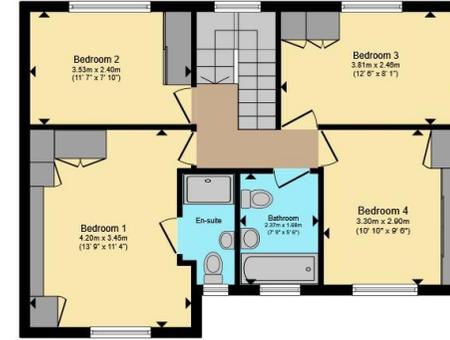








**Ground Floor**



**First Floor**

Total floor area 181.6 m<sup>2</sup> (1,955 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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