

46 Dyott Avenue,
Whittington WS14 9NF

Downes & Daughters
ESTATE AGENCY

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46 Dyott Avenue, Whittington WS14 9NF
Offers over £450,000

A uniquely extended, reconfigured and stylishly refurbished four bedroom detached family home with a south facing rear garden, offered for sale with no onward chain and falling within the King Edward's catchment area. This popular residential street is only moments away from canal walks, Noddington play park and a wide range of amenities in the centre of the village. Totally unrecognisable from its original layout, the stylish semi open plan feel has been created by the removal of the hallway wall and the ground floor accommodation now comprises: Entrance porch, spacious open plan living room, dining room with doors to the rear garden, striking kitchen with breakfast bar, larder & utility, guest cloakroom and a store room. The first floor is even more impressive with a clever layout spanning from an attractive landing with a principal bedroom with en suite shower room, three further bedrooms with one currently used as a dressing room and a contemporary family shower room. There is also a loft room accessed via a folding ladder which has been partially plastered and floored and has four Velux windows and lighting. Externally the property benefits from a block paved private driveway, storage garage with electric roller door, stylish fore garden and a neatly presented south facing rear garden with artificial lawn, established borders, patio seating areas and ornamental pond.

Viewing is essential to appreciate the stylish contemporary presentation and unique layout of this charming family home.

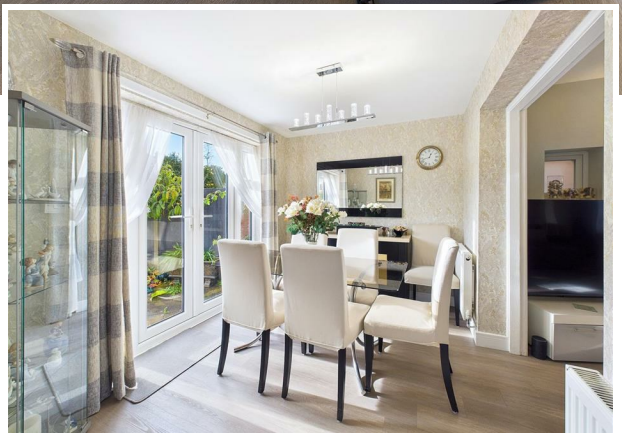
GROUND FLOOR
Entrance Porch • Guest Cloakroom • Store Room • Spacious Open Plan Living Room • Dining Room With Double Doors To Garden • Stylish Breakfast Kitchen With Breakfast Bar, Larder Cupboard, Utility & Door to Side Return

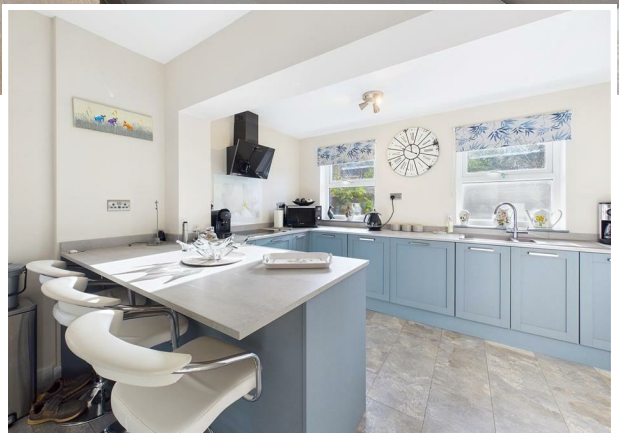
FIRST FLOOR
Attractive Landing • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four/Study/Dressing Room • Contemporary Family Shower Room • Hatch With Folding Ladder To Large Loft Room With Four Velux Windows & Heating

OUTSIDE
Private Block Paved Driveway • Storage Garage With Electric Roller Door • Gated Side Access • Delightful South Facing Landscaped Rear Garden • Patio Seating Area • Artificial Lawn • Stylishly Planted Borders • Arbor Seating Area • Timber Storage Shed • Ornamental Pond

FURTHER INFORMATION
No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band D • Upvc Double Glazing • Gas Central Heating With New Boiler In 2024 • Re-Wire In 2022 • King Edward's Catchment





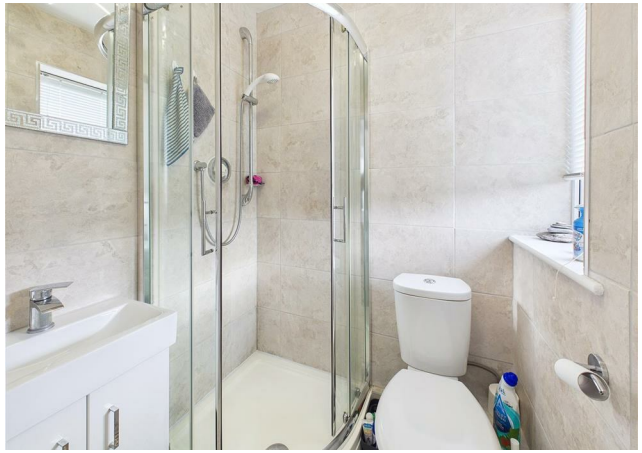
















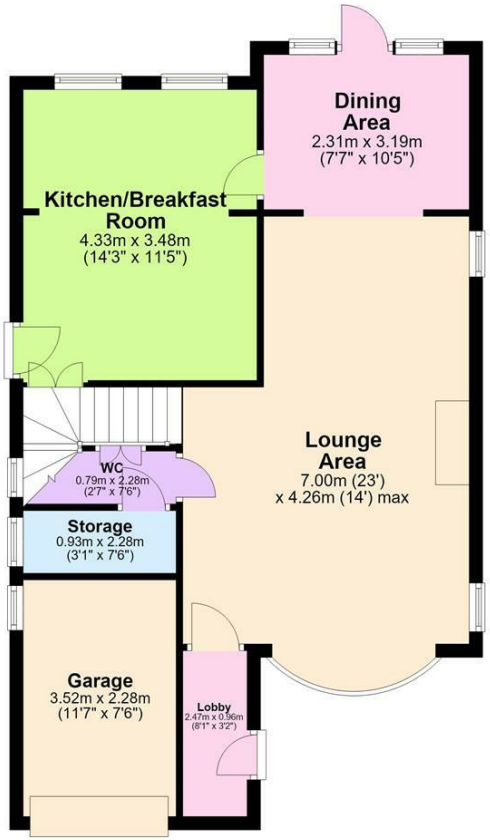






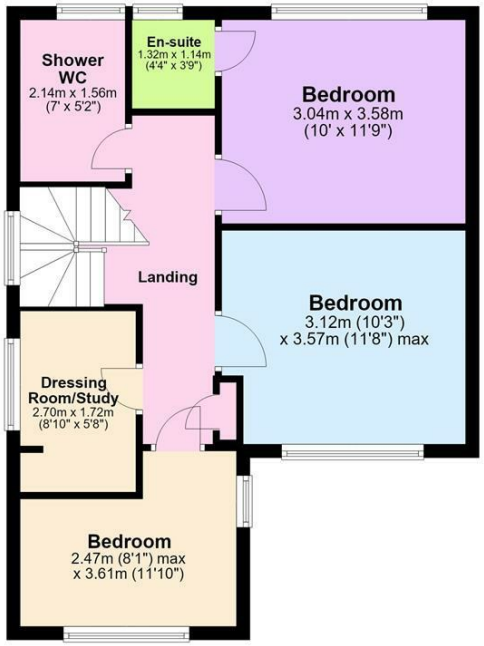
Ground Floor

Approx. 65.4 sq. metres (703.7 sq. feet)

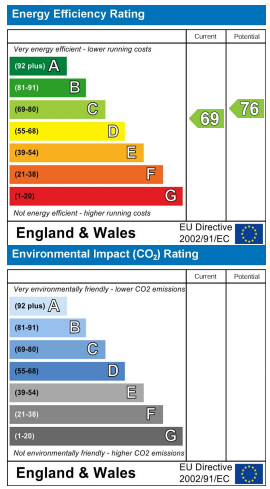


First Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



Total area: approx. 115.4 sq. metres (1242.6 sq. feet)





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