

DODD AVENUE, WARWICK CV34 6QR



Hawkesford are pleased to bring to market this extended detached house situated in a popular established residential area of Warwick and Leamington Spa and in the catchment area of the nearby Myton School. The home has three reception rooms and four bedrooms, one with an en-suite shower room. There is a garage and parking for three cars and gardens to front and rear.

- Four Bedrooms
- Detached House
- Driveway for three cars
 - Living Room
 - Dining Room
 - Breakfast room
 - Garage
- Enclosed Rear Garden
- Popular Residential Area
 - EPC - TBC

4 BEDROOMS

PRICE GUIDE £500,000

An extended, detached, four bedroom, family home situated in a popular established residential area between the towns of Warwick and Leamington Spa and in the catchment area of the nearby Myton School.

Outside to the front there is a tarmac driveway with parking for three cars, the front garden is laid to lawn with mature flowering borders. To the rear of the property is an enclosed garden, to the majority laid to lawn with a paved patio and mature borders.

There is a single garage with electric up-and-over door having the advantage of power and light.

Early viewing is strongly recommended to appreciate the size and position of this home.

Hallway

The accommodation in detail comprises of new PVC double glazed door gives access into the hallway, having Velux window to ceiling, cloaks cupboard, access into garage, double panelled radiator and under stairs storage.

Cloakroom 5'1" x 3'1" (1.56m x 0.95m)

Having light point to ceiling, modern suite to comprise low level flush W.C., wash hand basin with tiled splashback, wall mounted heated towel rail.

Living room 15'5" x 14'9" maximum measurements (4.7m x 4.5m maximum measurements)

Having central light point to ceiling, uPVC double glazed window to front elevation, double panelled radiator. open fronted gas fire set in marble hearth and surround with mantle over, glazed double door giving access into dining room.

Dining room 13'7" x 9'4" (4.16m x 2.85m)

Having central light point to ceiling, single panelled radiator, sliding patio doors giving access onto rear patio, further door into kitchen. There is also a door from the hall.

Kitchen 13'1" x 9'1" (4m x 2.78m)

Having seven recessed spotlights to ceiling, new PVC double glazed window overlooking the rear garden. A limed oak fitted kitchen to comprise of five base units, two drawer stacks, integral microwave oven, BOSCH integral dishwasher, Miele integral washing machine, one and a half bowl single drainer stainless steel sink with mixer tap over inset into work surface with tiled splashback. Four ring gas hob inset into work surface with extractor hood over, five further wall mounted units, integral fridge and separate integral freezer. Tiled floor, wood panelled radiator, archway through to

Breakfast Room 16'2" x 8'4" (4.95m x 2.56m)

Having window into hallway and further glazed door into hallway, uPVC opaque double glazed door to rear garden. Double panelled radiator, built-in storage cupboard. Wall mounted unit housing the gas fired boiler and also a utility cupboard beneath with work surface over.

Returning to the hallway stairs lead up to the first floor landing.

Landing

Having access to loft space and light points to ceiling, airing cupboard housing the foam insulated hot water tank with storage over.

Bedroom one 14'4" x 11'10" (4.38m x 3.63m)

Having light point to ceiling, two double glazed windows overlooking the front elevation, two single panelled radiators, two double built-in wardrobes, dressing table area and two single wardrobes either side of the bed with storage cupboard over, door through to En-suite

En-Suite Shower Room

having light point to ceiling, opaque double glazed window to side elevation, suite to compromise low level flush W.C., pedestal wash hand basin with tiled splashback, shower cubicle with Mira electric shower tiled to full height. Wall mounted heater towel rail.

Bedroom Two 13'1" x 9'4" (4m x 2.86m)

Having light point to ceiling, double glazed window overlooking the rear garden, single panelled radiator, built-in wardrobe.

Bedroom Three 9'6" x 8'10" (2.9m x 2.7m)

Having light point to ceiling, uPVC double glazed window overlooking rear garden, single panelled radiator, built-in double wardrobe and matching side table.

Bedroom Four 10'2" x 7'6" (3.1m x 2.3m)

Having light point to ceiling, double glazed window to front elevation, single panelled radiator and built-in wardrobe.

Family Bathroom 6'6" x 5'6" (2m x 1.68m)

Having recessed spotlights to ceiling, opaque double glazed window to side elevation, having suite to comprise panelled bath, tiled to full height, having Aqualisa shower over, vanity wash hand basin with storage cupboard beneath, low level flush W.C., tiled splashback, single panelled radiator.

Outside

Pavers lead alongside the boundary of the property giving access into the rear garden that is also accessed from the dining room and breakfast room, there are pavers that run alongside the property that step up to a seating area. The garden is laid to lawn with mature borders and there is a shed.

To the front of the property is a driveway providing off street parking for at least 3 cars. An electrically operated garage door opens into the garage which is ideal for the storage of bikes, garden equipment etc.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax

We understand the property to be Band F.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.













