



2 Dodd Avenue, Warwick

www.doddavenue.com



Description

Offered with the distinct advantage of no onward chain, 2 Dodd Avenue is a substantial five-bedroom detached family home located just off Myton Road, one of Warwick's most sought-after residential areas. The property enjoys a quietly secure setting with excellent access to both Warwick and Leamington Spa, making it ideally positioned for commuting, schooling and day-to-day convenience.



Extending to over 2,000 sq. ft, the home offers well-balanced and versatile accommodation suited to modern family living. The ground floor features multiple elegant reception spaces, including separate living, dining and family areas, alongside a dedicated study/home office that could also serve as a sixth bedroom or guest suite entertaining.



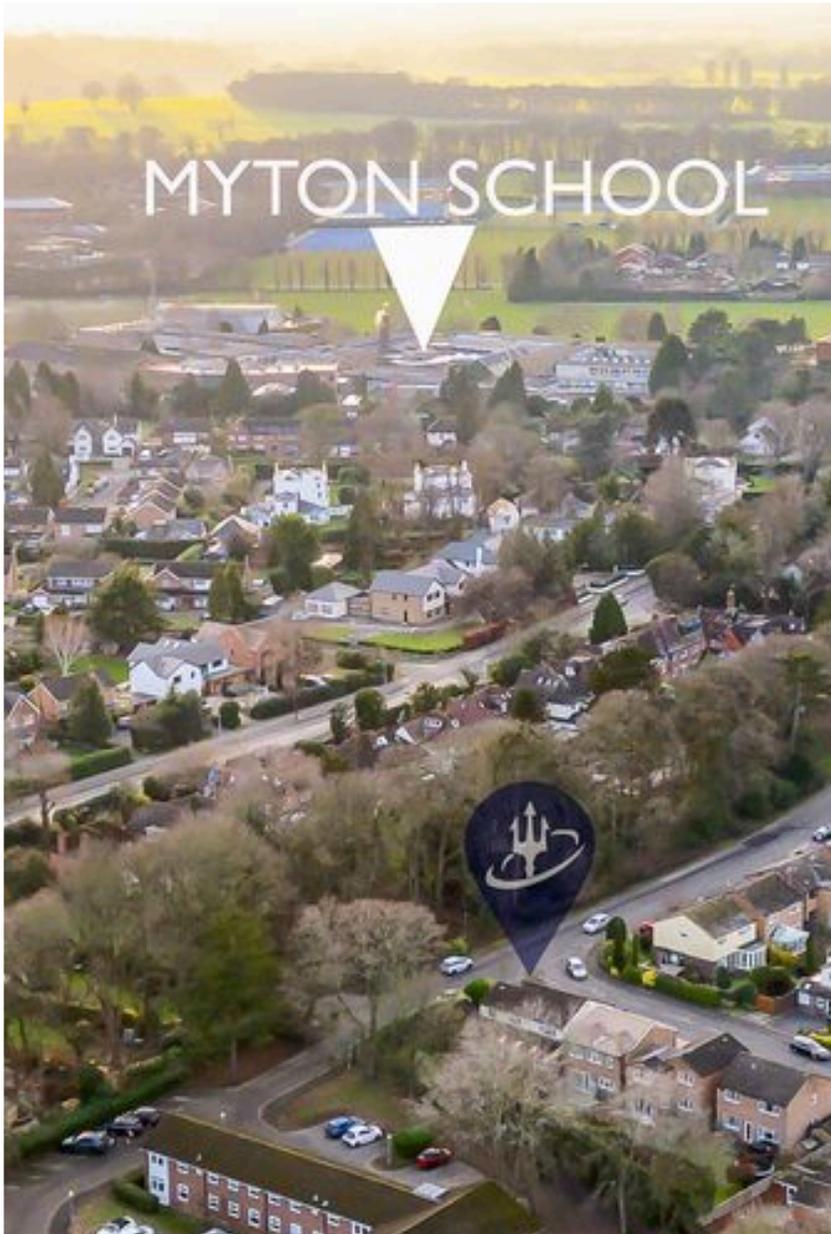
At the heart of the home is a bright, bi-aspect extended kitchen-breakfast room with quality integrated appliances, designed for both everyday living and entertaining. Upstairs, the principal bedroom benefits from an en-suite, complemented by four further well-proportioned bedrooms and a family bathroom

Externally, the property is enhanced by a detached double garage and a generous block-paved driveway providing ample parking.



The location combines easy access to town centres, respected local schools and retail parks, while retaining the calm and exclusive character of this established Myton Road enclave.

Key Features



- Presented with no onward chain allowing for swift completion.
- Prime Myton Road location, ideal for access to Warwick and Leamington Spa.
- A commanding five-bedroom detached family home offering over 2,000 sq. ft. of internal floor area, designed for an elevated family lifestyle.
- Elegant reception spaces, including separate living, dining, and family areas.
- Principal bedroom suite with en-suite, complemented by four well-proportioned additional bedrooms and a family bathroom on the first floor.





- Dedicated study / home office, providing a refined and private environment for professional home working.
- Potential use as a sixth bedroom or adaptable as a guest suite.

- Excellent parking provision with a detached double garage and a generous block-paved driveway for multiple vehicles.
- Highly convenient for Warwick and Leamington Spa town centres, renowned local schools, and retail parks. Set within a quietly secure and highly desirable residential setting.



Living Room

25' 8" x 11' 9" (7.82m x 3.58m)

A large, dual-aspect living room with a central fireplace that provides a clear focal point without dominating the space. The room's length allows for flexible furniture layouts, making it suitable for family seating as well as entertaining. Large windows bring in good natural light throughout the day.



Family Room

25' 8" x 11' 4" (7.82m x 3.45m)

Positioned to the rear of the house, the family room benefits from vaulted ceilings and roof lights that create a bright, open feel. French doors provide direct access to the garden, making this an ideal everyday living space for families, children, or informal entertaining.





Kitchen

7

6' 8" x 14' 10" (2.03m x 4.52m)

The kitchen is arranged in a practical galley-style layout with modern white units and contrasting work surfaces. Storage and worktop space are well balanced, creating an efficient environment for daily cooking without unnecessary complexity.



Office

8' 3" x 17' 4" (2.52m x 5.28m)

A dedicated ground-floor office provides a quiet space for working from home or study. Its shape allows for a full desk setup and storage without feeling cramped, making it suitable for long-term use.





Primary Bedroom

8

15' 2" x 11' 7" (4.62m x 3.53m)

The main bedroom is well proportioned and fitted with extensive built-in wardrobes and overhead storage. This allows the room to remain uncluttered while offering ample space for clothing and personal items.

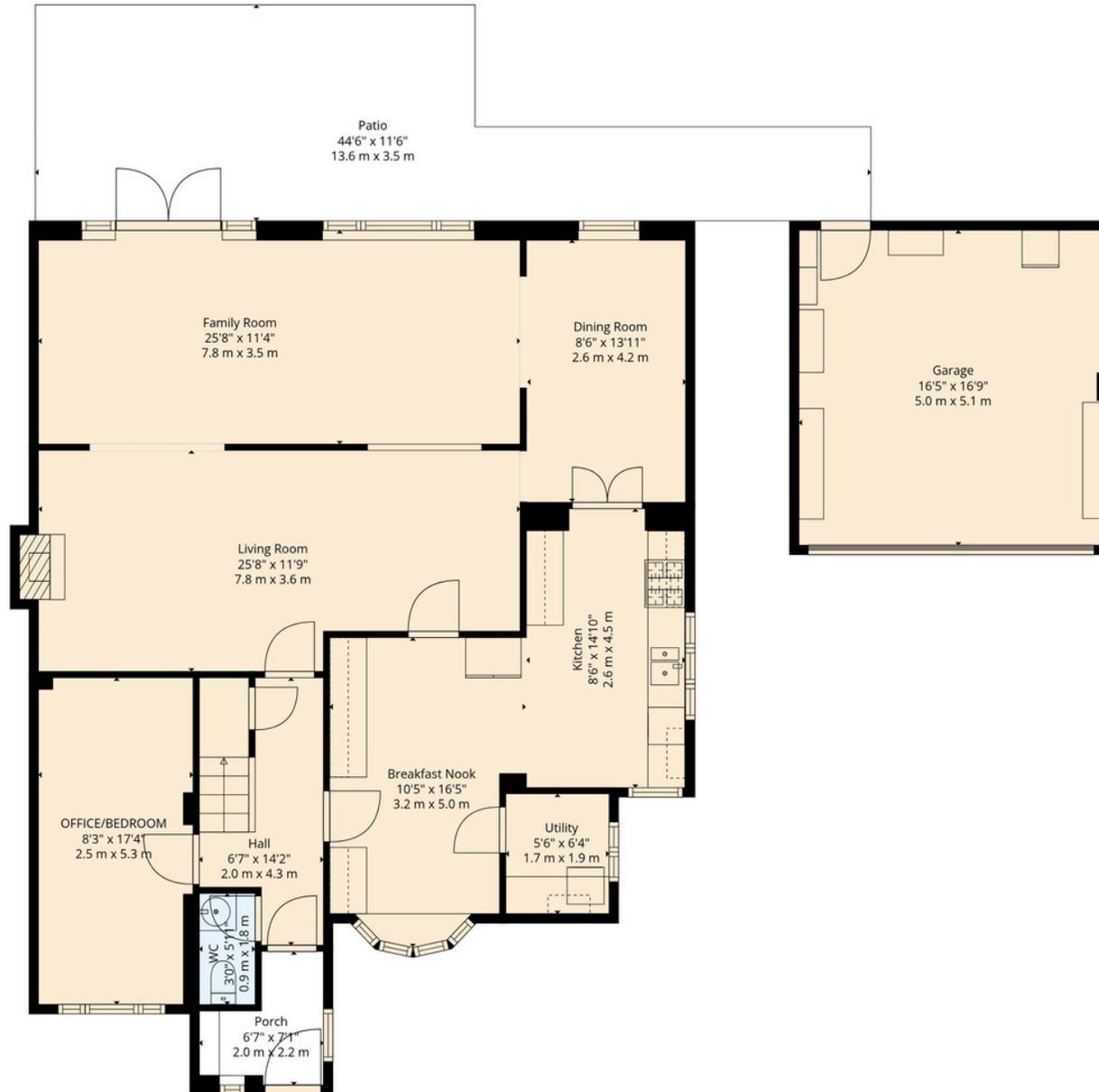


Bathroom

20' 4" x 10' 11" (6.20m x 3.33m)

A large main bathroom fitted with both a bath and a separate shower, making it practical for busy households. Generous vanity storage helps keep the space organised.



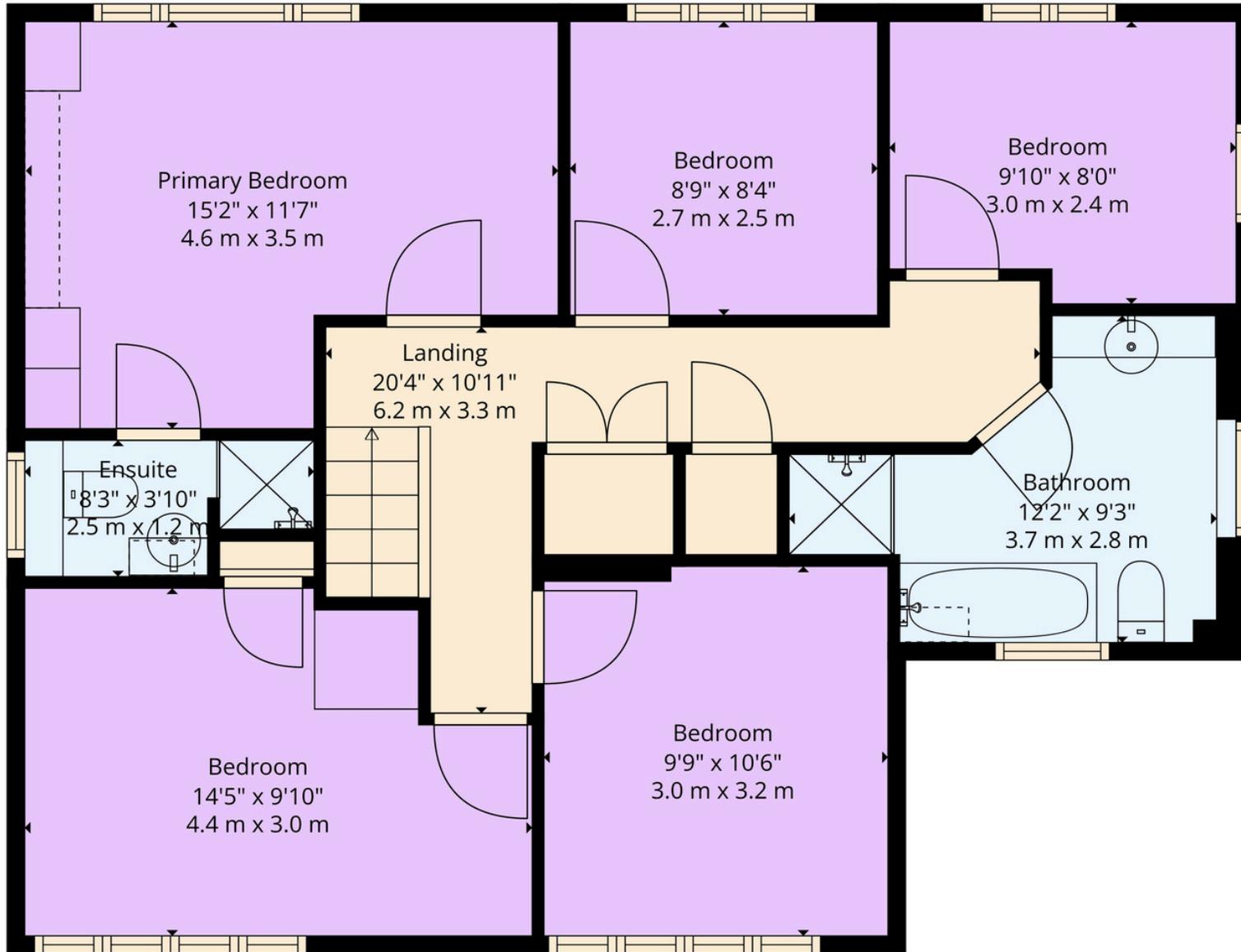


TOTAL: 2074 sq. ft, 192 m2

Ground floor: 1263 sq. ft, 117 m2, 1st 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





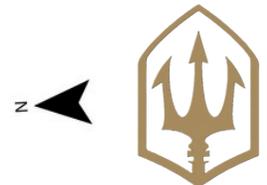
TOTAL: 2074 sq. ft, 192 m2

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

EXCLUDED AF Ground floor: 36 sq. ft, 3 m2, PATIO: 1st: 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

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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