



Connells

Holly Drive
Ryton On Dunsmore Coventry

Holly Drive Ryton On Dunsmore Coventry CV8 3QA

for sale
Offers Over
£425,000



Property Description

Occupying a highly sought after and convenient location in the ever popular area of Ryton on Dunsmore, this attractive detached home offers a wealth of generous and immaculate accommodation. Lovingly maintained and improved by the current owners, this modern property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, a spacious bay-fronted living room, dining room, separate kitchen, utility and downstairs cloakroom.

To the first floor there are four bedrooms, the master benefitting from an en-suite shower room as well as the family bathroom.

Externally the property benefits from a private driveway providing off road parking for two cars and the double garage, whilst to the rear is an attractive private landscaped rear garden.

Approach

The property is set back from the road behind the driveway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Having a radiator and doors to the lounge downstairs cloakroom and kitchen.

Downstairs W/C

Fitted with a wash hand basin with vanity unit, a low level W/C, ceiling spotlights, a fitted towel rail and a double glazed window to side elevation.

Lounge

19' 9" plus bay x 10' 11" (6.02m plus bay x 3.33m)

Spacious, light and airy bay-fronted lounge. Having a gas feature fire place, picture rails, two radiators and double glazed patio doors leading to the garden.

Dining Room

11' 4" x 8' 10" (3.45m x 2.69m)

Comprising a radiator, a double glazed window to rear elevation and a door to the lounge and kitchen.

Kitchen

8' 11" x 10' 9" (2.72m x 3.28m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an eye-level electric oven, gas hob with cooker hood over. With space for a dishwasher and an under counter fridge. Comprising a radiator, a double glazed window to rear elevation and a doorway to the utility room.

Utility Room

4' 11" x 5' 9" (1.50m x 1.75m)

Fitted with wall units and providing space for a fridge/freezer and space for a washing machine. Housing the central heating boiler and comprising a radiator and a door to side elevation.

First Floor Landing

The stairs lead from the hallway. There is access to the loft, a radiator and an airing cupboard housing the hot water tank. With doors to all bedrooms and the main family bathroom.

Bedroom One

11' plus bay x 9' to wardrobes (3.35m plus bay x 2.74m to wardrobes)

The master bedroom benefits from fitted wardrobes, a radiator, double glazed bay window to front elevation and a door to;

En-Suite Shower Room

Fitted with a three piece suite, with wash hand basin and vanity unit, walk-in shower and low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to front elevation.

Bedroom Two

8' 6" x 10' 1" to wardrobe, plus door recess (2.59m x 3.07m to wardrobe, plus door recess)

Double bedroom having a fitted wardrobe, a radiator and a double glazed window to rear elevation.

Bedroom Three

8' 5" x 10' 11" max (2.57m x 3.33m max)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Four

8' 5" x 8' 3" (2.57m x 2.51m)

Having a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a modern four piece suite, comprising a wash hand basin with vanity unit, bath with mixer taps, a separate shower cubicle and a low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Private and generously sized garden, being mainly laid to lawn and fence enclosed. With access to the Summer House.

Summer House

Having power and light.

Parking

Driveway providing off road parking for two cars. Having an electric car charging point.

Garage

16' 9" x 18' 2" (5.11m x 5.54m)

Having power, light and two up and over doors one being electric with a door to side elevation.









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.focalagent.com

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EPC Rating: C

Tenure: Freehold

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