



**Connells**

Warren Field  
Ryton On Dunsmore Coventry



# Warren Field Ryton On Dunsmore Coventry CV8 3FB

for sale  
**£375,000**



## Property Description

Immaculate three bedroom semi-detached family home set on a large gated corner plot and located in the popular village of Ryton on Dunsmore.

This stunning home has been thoughtfully and lovingly improved and maintained by the current owners, offering spacious, bright and airy accommodation throughout.

Upon entering, you are welcomed by spacious entrance hallway with doors leading to the generously sized lounge and modern kitchen/family room.

To the first floor there are three good sized bedrooms and three piece suite bathroom.

The property boasts a beautifully presented and generously sized garden, a large driveway providing parking for several cars and a garage.

This would make a perfect choice for a family! Ryton-On-Dunsmore is a small village in the heart of the Warwickshire countryside between Coventry, Rugby and Royal Leamington Spa. Benefitting from excellent transport links due to its close proximity to the A45. Although it's a small village, Ryton-On-Dunsmore has an amazing community feel with a Village Hall, a primary school rated good by OFSTED, a church, two pubs and a shop.

## Approach

Via front garden with pathway leading to the front door.

## Entrance Hallway

Spacious and welcoming entrance hallway

with stairs rising to the first floor featuring a glass balustrade. Comprising fitted cupboards ideal for storage, a radiator and doors to the lounge and kitchen/dining.

## Lounge

14' 7" max into bay x 25' max into alcove ( 4.45m max into bay x 7.62m max into alcove )

Generously sized, bright and airy lounge benefitting from a log burner, two vertical radiators, double glazed bay window to rear elevation and French doors leading to the garden.

## Kitchen Area

6' 10" x 19' 10" ( 2.08m x 6.05m )

Immaculate and modern kitchen, fitted with wall and base units with complementary Quartz work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances include; an eye-level, double electric oven, induction hob with extractor fan over, a dishwasher and a fridge/freezer, whilst providing space for a washing machine. Comprising a radiator, ceiling spotlights, tiled flooring and a double glazed window to front elevation.

## Family Area

20' 4" x 7' 9" ( 6.20m x 2.36m )

Featuring a breakfast bar with Quartz work surfaces, an electric fire place, two radiators, ceiling spotlights and tiled flooring. Having a door to the garage and French doors leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is access to the loft, a double glazed window to front elevation and doors to all bedrooms and the family bathroom.

### Bedroom One

10' 10" x 13' 6" ( 3.30m x 4.11m )

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

### Bedroom Two

10' 9" x 11' 4" max ( 3.28m x 3.45m max )

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

### Bedroom Three

10' 1" max x 6' 11" ( 3.07m max x 2.11m )

Benefitting from a built-in storage cupboard, a radiator and a double glazed window to front elevation.

## Bathroom

White three piece suite fitted with a wash hand basin with vanity unit, double ended L-shaped bath with shower over and a low level W/C. Benefitting from fully tiled walls, tiled flooring, an extractor fan, heated towel rail and a double glazed window to side elevation.

## Outside

### Front Of The Property

Comprising a front garden which is mainly laid to lawn and large driveway providing off road parking for several cars.

## Rear Garden

Beautifully presented private garden being mainly laid to lawn and fence enclosed, Comprising a patio/seating area,

## Garage

6' 6" max x 17' 8" max ( 5.03m max x 5.38m max )

Having power and light with work surfaces incorporating a sink and drainer unit. With two up and over doors.

## Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.



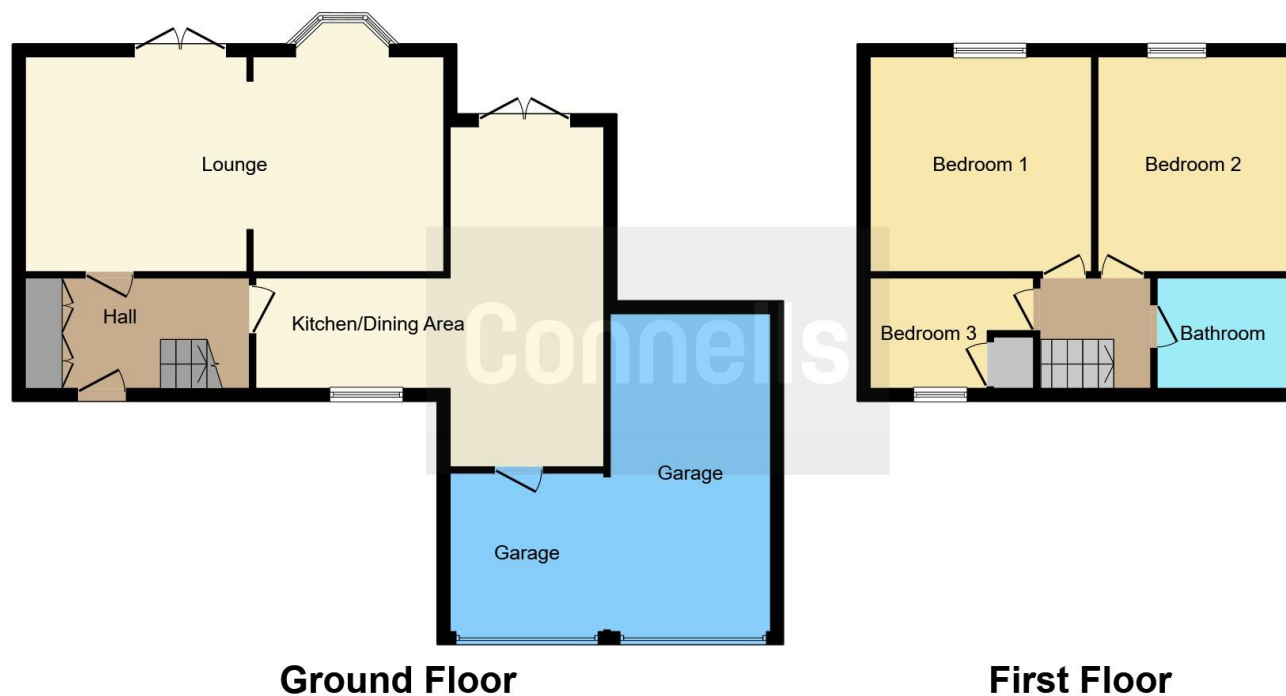












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold



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