



Ryton House, 6 Shilton Lane, Bulkington, Warwickshire, CV12 9JL

HOWKINS &
HARRISON



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Bulkington,
Warwickshire, CV12 9JL

Asking Price: £675,000

Having been completely re-furnished to a high specification by the present owners, this four/five bedroom detached residence offers spacious modern open plan living totalling over 2600sqft. The light and airy high specification accommodation in brief comprises, entrance hall, ground floor bedroom with shower room off, separate study/bedroom five with WC off, spacious 22ft sitting room and an impressive 28ft bespoke kitchen/diner with a utility room giving access into the integral garage. To the first floor there are three excellent size bedrooms, a principal en-suite bathroom, dressing room and family bathroom. Situated within a sought after village location, boasting ample driveway for several vehicles parking and a delightful rear garden with sun terrace and a detached garden room/office.



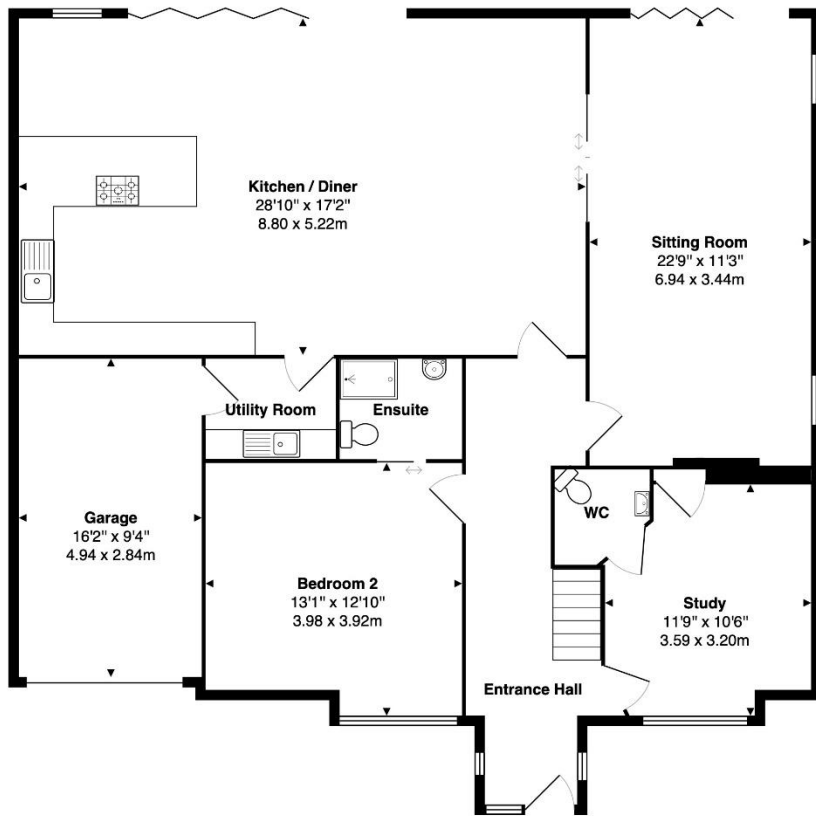
Features

- Fully renovated detached family home
- High specification throughout
- Spacious open plan kitchen/dining room
- Ground floor guest bedroom with wetroom
- Four excellent size bedrooms
- Suitable for multi-generational living
- Family bathroom with feature wall and TV
- Principle bedroom with dressing room/en-suite
- Large high specification garden room/office
- Superb edge of village location

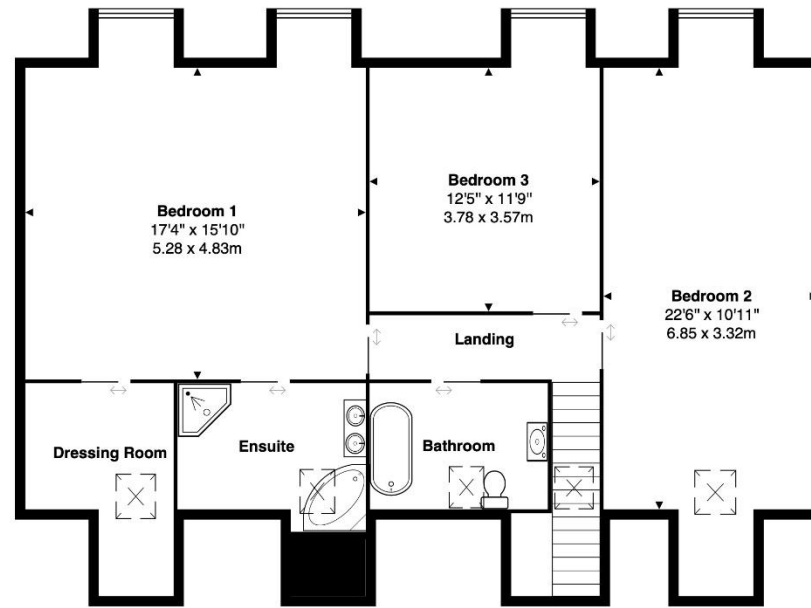


Specification - Our vendors have re-furbished this property to an extremely high standard and we have been made aware of the following improvements.

- All bedrooms are television ready with power and aerial sockets. They also have dual ceiling/bedside lighting sockets
- All first floor rooms have walnut sliding pocket doors
- The snug has a hidden door leading to a data cupboard and access to the rear of the tv socket in the lounge
- Wireless speakers and flush to ceiling extractor fan in the kitchen with colour changing LED lighting
- Underfloor heating to the ground floor with multi zoned heating and wireless thermostats
- Fully plastered and insulated garage with electric roller shutter door with remote fobs
- The garden room was custom built and fully insulated. It is office ready with maintenance free insulated panelled roof, power and lighting
- Available fully furnished - by negotiation
- Porcelenosa tiling and LED mirrors throughout the wetrooms
- latest technology Wifi available via an app



Ground Floor
Area: 1422 ft² ... 132.1 m²



1st Floor
Area: 1015 ft² ... 94.3 m²



Total Area: 2659 ft² ... 247.0 m²
All measurements are approximate and for display purposes only







Accommodation Details

Ground floor

The front door leads directly into the entrance hall with staircase rising to the first floor, inset ceiling lighting and door leading off to the right into a study with access to a separate WC. To the left is bedroom two, a versatile room with access into a shower en-suite. The spacious sitting room lies to the rear of the property with bi-folding doors to the rear garden and two windows to the side elevation. From here there are sliding doors into the main feature of this property, its open plan kitchen/breakfast room with the kitchen area fitted with a comprehensive range of bespoke eye level and base units with quartz preparation surfaces, an impressive chef island with induction hob, inset ceiling lighting and feature LED lighting. There are a range of Bosch integrated appliances including two conventional ovens, steam oven, microwave and integrated coffee machine. The kitchen also has wireless speaker system and there are bi-folding doors to the rear garden. Off the kitchen is a matching utility room with access to the garage.



First Floor

From the hallway, an oak and glass staircase rises to a first floor landing with doors leading off to:- the principal bedroom having double glazed windows to the rear elevation, door leading into a walk in dressing room with sky light window and en-suite bathroom featuring separate shower and bath, twin wash hand basins, Porcelanosa tiling and sky light window. There are two further excellent size bedrooms, one of which is dual aspect with a feature Porcelanosa tiled wall and sky light window. Finally a family bathroom with oval shaped free standing bath, complementary feature basin, wall mounted TV and sky light window.

Outside

Externally to the front of the property, there is a driveway providing parking for several vehicles, leading to an integral garage. Side pedestrian access leads into the delightful 'private' rear garden secluded by variety of trees and shrubs and a sun terrace. There is a bespoke garden room/ office complete with power and light supply.



Location

Bulkington is a large village located a few miles outside of Coventry. It benefits from several shops and ample facilities. The village has two schools, St James Church of England Junior School and Aden Forest Infant School. The village is served by four churches, St James' Parish Church, Our Lady of the Sacred Heart Catholic Church, Ryton Methodist Church and Bulkington Congregational Church. Bulkington is conveniently located to give easy access to multiple road networks, including M6, M69/M1, A5 & A45, whilst maintaining its quiet village location.



A must view home, modern living with high specification fittings in a desirable village location



Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Nuneaton & Bedworth Council - [Tel:024-76376376](tel:024-76376376)

Council Tax

Band - D

**HOWKINS &
HARRISON**

AWAITING EPC



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

