



42 Cedar Avenue, Ryton On Dunsmore, Rugby, Warwickshire, CV8 3QB

HOWKINS &
HARRISON

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Ryton On Dunsmore, Rugby,
Warwickshire, CV8 3QB

Guide Price: £500,000

A spacious, executive four bedroom detached family home situated in the popular village of Ryton On Dunsmore. The property is offered for sale with no onward chain and has been recently decorated and modernised throughout, comprises of an open plan kitchen/dining room, conservatory, study and a master bedroom with en-suite. The property further benefits from UPVC double glazing, along with ample off-road parking and garaging.

Features

- No onward chain
- Executive four bedroom detached house
- Conservatory and hot tub
- Study/home office & utility
- Downstairs cloakroom
- Modern open plan kitchen/diner
- Built-in appliances
- Gas central heating
- Garage and off-road parking
- Private rear garden
- Master bedroom with en-suite



Location

Ryton upon Dunsmore is a village and civil parish in the district of Rugby of Warwickshire, situated five miles southeast of Coventry and seven miles west of Rugby. The village offers a number of local amenities including a village hall, church, two public houses, convenience store, and hairdressers. Nearby you can visit Ryton Gardens, the UK's leading organic garden and research centre which is situated on a 10 acre site and has an award winning cafe and a popular shop offering a selection of plants, gardening essentials, organic food, wine and groceries. The village has a primary school and a further range of schools can be found in the neighbouring towns of Rugby, Leamington Spa and the city of Coventry. The village is ideally placed for access to major road networks including the A45, M69 and M6 and a high speed train service to London Euston is available from Coventry and Rugby which takes just under 50 minutes.



Ground Floor

The front door opens into a spacious and welcoming entrance hall with doors leading through to the ground floor accommodation and stairs case rising to the first floor. The kitchen is fitted with a large range of white high gloss base and eye level units, incorporating numerous cupboards and drawers, with a combination of granite and solid wooden worksurfaces along with a built-in breakfast bar in the dining area, which offers ample seating, in addition to further units and a wine cooler. Built-in appliances include Neff cooking appliances and an American style fridge/freezer. Double doors to the rear garden open on to the patio and further doors provide access through to the utility room and sitting room. The utility room has fitted units and space for white goods, with door access to the side of the property. The dual aspect sitting room is light and airy, complete with a feature fireplace with decorative surround and a gas fire inset, providing a focal point to the room. Doors lead into the conservatory which is partially brick built, with fitted blinds to the windows and ceiling. There is a study/home office to the front of the property and a cloakroom completes the ground floor accommodation.



First Floor

The first floor consists of four bedrooms and a family bathroom. The master suite is fitted with a range of built-in wardrobes and an en-suite shower room fitted with a modern suite comprising of a shower enclosure, wall mounted wash hand basin and WC. The family bathroom is also fitted with a white suite and includes both a shower enclosure with rainfall shower head and separate bath, wash hand basin and WC with wall mounted flush.



Outside

The front of the property is mainly laid to lawn with a tarmac driveway to one side offering parking for two vehicles. A paved pathway leads to the front and rear access. The private enclosed rear garden has been landscaped offering raised boarders edged with wooden sleepers and a decked patio housing the hot tub with a canvas covered gazebo. There is a wonderful palm tree and bamboo acts as screening, with a paved patio area providing a fabulous outdoor dining and entertaining space.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

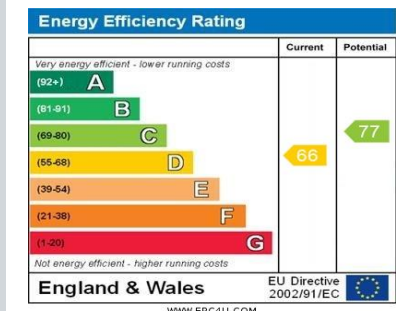
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E..



Howkins & Harrison

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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.



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