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**5 Bedroom House - Detached**  
**located on Poplar Grove, Ryton On**  
**Dunsmore**  
**£520,000**

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Up Estates is delighted to present this beautifully maintained, executive five-bedroom detached family home, located in a peaceful residential cul-de-sac near serene woodland in the highly sought-after village of Ryton on Dunsmore, just outside Coventry. Ryton on Dunsmore is a charming village with a strong sense of community, regularly hosting family-friendly events and activities. It offers a reputable village primary school, a village hall, a church, two popular pubs, and plenty of green spaces. The village also provides convenient access to the A45, making it ideal for commuting with excellent transport links. In brief, the interior comprises a welcoming Reception Hallway, a WC, a Lounge, a modern Breakfast Kitchen with an adjoining Utility Room, a Conservatory at the rear, and a versatile Study/Snug that could also serve as a guest bedroom, all on the ground floor. Upstairs, there are five generously sized bedrooms, with Bedrooms One and Two featuring ensembles, along with a Family Bathroom. The property boasts a well-kept, enclosed, and landscaped rear garden that is not overlooked and includes a large storage shed. A viewing is highly recommended!

#### FRONT APPROACH

The front aspect of the house is well-presented, showcasing a welcoming entrance. The driveway offers ample space for multiple vehicles.

#### HALL

With stairs leading to the first floor and doors providing access to the lounge, kitchen, and a downstairs WC.

#### WC

A convenient downstairs WC with a toilet and pedestal wash basin.

#### STUDY/SNUG

8'0" x 11'9"

A versatile study/snug room offering a cosy space ideal for work, or as an additional guest room. Perfect for creating a home office or an additional guest bedroom.

#### UTILITY ROOM

A practical utility room equipped with ample cabinets for storage and designated space for a washing machine and tumble dryer, offering a convenient and organised area.

#### BREAKFAST/KITCHEN

17'0" x 14'7"

The kitchen showcases an island, integrated stove with an extractor fan, and space for a dishwasher. It features an elegant range of matching wall and base-mounted wooden cabinets that complement the coordinating wooden worktops and stylish tiled splashback, with a stainless steel sink with a mixer tap.

#### LOUNGE

10'11" x 18'0"

Featuring a traditional fireplace, the spacious lounge also includes a centrally heated radiator and a double-glazed windows.

£520,000

- SOUGHT AFTER LOCATION
- CONSERVATORY AT THE REAR
- FIVE BEDROOMS WITH FIRST AND SECOND BEDROOM HAVING ENSUITE
- SPACIOUS GROUND FLOOR LAYOUT
- CONVENIENT UTILITY ROOM
- WELL MAINTAINED ENCLOSED REAR GARDEN





**DINING ROOM**

9'8" x 11'8"

The dining room includes space for a table and chairs, along with double-glazed doors that open to the rear, providing a bright and inviting space.

**CONSERVATORY**

11'9" x 15'7"

The conservatory is a light-filled space with large windows and glass doors, seamlessly blending indoor and outdoor living.

**LANDING**

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

**BATHROOM**

The bathroom features full tiling, a panelled bath with a shower overhead, a low-level WC, and a pedestal wash basin. It also includes cabinets for extra storage, a centrally heated towel rail, and a double-glazed opaque window.

**BEDROOM ONE**

11'1" x 12'0"

Featuring a centrally heated radiator and a double-glazed window at the front, this room also offers the added benefit of an ensuite.





#### **ENSUITE**

The ensuite boasts full tiling, a walk-in shower with a glass enclosure, a low-level WC, and a pedestal wash basin. It also offers additional storage cabinets, a centrally heated towel rail, and a double-glazed opaque window.

#### **BEDROOM TWO**

11'1" x 10'7"

Featuring a centrally heated radiator and a double-glazed window at the rear, this room also offers the added benefit of an ensuite.

#### **ENSUITE**

The bathroom features full tiling, a panelled bath with a shower overhead, a low-level WC, and a pedestal wash basin. It also includes cabinets for extra storage, a centrally heated towel rail, and a double-glazed opaque window.

#### **BEDROOM THREE**

8'7" x 16'8"

Featuring a centrally heated radiator and a double-glazed window at the front, this room also offers the added benefit of an ensuite.

#### **BEDROOM FOUR**

8'10" x 11'5"

Featuring a centrally heated radiator and a double-glazed window at the rear, this room also offers the added benefit of an ensuite.

#### **BEDROOM FIVE**

6'7" x 8'9"

Featuring a centrally heated radiator and a double-glazed window at the rear, this room also offers the added benefit of an ensuite.

#### **GARDEN**

The private rear garden features a paved seating area, leading to a well-maintained lawn surrounded by shrubbery along the boundaries. Additionally, there's a shed for convenient storage.

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Poplar Grove, Ryton On Dunsmore





Total Area: 169.0 m<sup>2</sup> ... 1819 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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