



Connells

Cedar Avenue
Ryton On Dunsmore Coventry



Property Description

Situated in the highly sought after village of Ryton on Dunsmore, this beautifully presented four bedroom detached home offers immaculate, spacious accommodation ideal for modern family living.

Upon entering, you are welcomed by a bright and inviting entrance hallway leading to a generous bay fronted lounge, perfect for relaxing and entertaining. The ground floor also benefits from a convenient downstairs cloakroom and a stunning open plan kitchen, living dining space - a true heart of the home - designed for both everyday living and entertaining. A separate utility area adds practicality, while the converted garage provides an additional versatile reception room, ideal as a playroom, home office or snug.

To the first floor, the property offers three well proportioned double bedrooms and a fourth single bedroom. Bedrooms one and two feature fitted wardrobes, with the principle bedroom further benefitting from a stylish ensuite shower room. The remaining three bedrooms are served by a modern family bathroom.

Externally the property enjoys a driveway to the front providing off road parking for two vehicles. To the rear, a private landscaped garden offers a wonderful outdoor retreat.

Approach

The property is set back from the road behind the lawned fore garden and driveway with a pathway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, tiled flooring, a radiator and doors

to the lounge, downstairs cloakroom and open plan living/kitchen/dining room.

Downstairs Cloakroom

Updated by the current sellers in 2022 fitted with a wash hand basin, W/C with concealed cistern, tiled flooring, fitted towel rail and a double glazed window to front elevation.

Lounge

13' 7" max into bay x 13' 9" (4.14m max into bay x 4.19m)

Spacious, light and airy bay-fronted lounge, consisting of an electric fire place and a radiator.

Open Plan Living/Kitchen/Diner

21' 10" x 17' 4" (6.65m x 5.28m)

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances include; an eye-level, double electric oven, five ring gas hob with cooker hood over and a dishwasher. Providing space for a fridge/freezer and comprising a central island with breakfast bar, tiled flooring, two vertical radiators, three velux windows to rear elevation and two French doors leading to the rear garden.

Utility Area

6' 2" x 4' 7" (1.88m x 1.40m)

Fitted with wall and base units with work surfaces and tiling to the splash back areas, incorporating a sink and drainer unit. Housing the three year old central heating boiler and providing space for a washing machine. With

a door to side elevation.

Family Room

11' 9" x 7' 7" (3.58m x 2.31m)

Converted garage offering versatile additional reception room comprising a radiator and a double glazed window to front elevation.

First Floor Landing

The stairs lead from the hallway. There is access to the loft and an airing cupboard, with doors to all bedrooms and the family bathroom.

Master Bedroom

12' 4" max into door recess x 13' 10" (3.76m max into door recess x 4.22m)

Generous double bedroom benefitting from fitted wardrobes, two radiators, double glazed windows to front and side elevations and a door to;

En-Suite

Updated by the current sellers in 2022 featuring a white three piece suite fitted with a wash hand basin, corner shower and a low level W/C. Having partly tiled walls, tiled flooring, an extractor fan and a double glazed window to side elevation.

Bedroom Two

9' 9" x 9' 8" (2.97m x 2.95m)

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

Bedroom Three

9' 4" plus door recess x 9' 7" with restricted head height (2.84m plus door recess x 2.92m with restricted head height)

Double bedroom offering storage into the eaves, a radiator and a double glazed window to rear elevation.

Bedroom Four

6' 4" x 12' 2" max into door recess (1.93m x 3.71m max into door recess)

Comprising a radiator and a double glazed window to front elevation.

Bathroom

Updated by the current sellers in 2022 comprising a white three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and drencher shower over and a low level W/C. Having partly tiled walls, a fitted towel rail, an extractor fan and a double glazed window to rear elevation.

Outside

Rear Garden

Good size, private rear garden being mainly laid to lawn and fence enclosed, with decked area and gated side access.

Parking

Driveway providing parking for two cars. Benefitting from an EV charging point.

Seller's Comments

Living in our home is truly wonderful! It's set on a quiet, peaceful street where life feels calm and relaxed, yet everything we need is right on our doorstep. We're surrounded by lovely neighbours who create a warm, friendly community, making it a genuinely happy place to live. The nearby Co-op is incredibly convenient for everyday essentials, and the family play park is just a short, easy walk away, perfect for spending time outdoors together. With accessible roads that make getting around simple and a strong sense of safety throughout the area, it's a place where you can feel completely at ease and proud to call home.









Ground Floor



First Floor

Total floor area 130.1 m² (1,400 sq.ft.) approx

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.propertybox.io



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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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