







CEDAR AVENUE, RYTON ON DUNSMORE

complete
SALES & LETTINGS













A beautifully presented four bedroom detached family home situated in the popular residential location of Ryton-On-Dunsmore close to the A45 and within easy reach of Coventry, Rugby, Leamington Spa and Warwick. In brief the accommodation comprises: entrance hall, lounge, kitchen / Dining room, utility area and cloakroom / w.c. On the first floor there is a master bedroom with en suite facilities, three further bedrooms and a family bathroom. Externally there is a good size rear garden, and to the front a driveway providing off road parking and giving direct access to a single garage. The property further benefits from upvc double glazing and gas central heating.

Entrance Hall
A spacious and welcoming entrance hall featuring elegant solid wood flooring, a generous understairs storage cupboard, and a central heating radiator. A ceiling light point enhances the space, while doors lead through to the kitchen/diner, living room, and guest WC. Stairs rise gracefully to the first floor

Living Room
A beautifully calm and inviting space, featuring dual-aspect double glazed windows to the front and side, allowing for an abundance of natural light. The room benefits from two central heating radiators and is centred around an attractive fireplace with surround, creating a charming focal point. A ceiling light point completes this relaxing setting

Kitchen/Diner
A stylish, high-gloss fitted kitchen offering a comprehensive range of base and wall-mounted cupboards and drawers, complemented by coordinated work surfaces. Integrated appliances include a fridge freezer, Neff oven and grill, and dishwasher, alongside a gas hob with extractor hood. A double sink with mixer tap sits beneath a large double glazed window overlooking the rear garden, while recessed spotlights enhance the contemporary feel.
The space is finished with practical tile-effect vinyl flooring and benefits from both a central heating radiator and a striking vertical wall-mounted radiator. There is ample room for a dining table and seating area, with French doors opening onto the patio—perfect for indoor-outdoor living and entertaining.

Utility
A practical and well-appointed space featuring a continuation of the high-gloss cabinetry and quartz work surfaces from the kitchen. The room includes a separate sink with mixer tap, integrated washing machine and dryer, and an extractor fan. A central heating radiator and ceiling light point provide comfort and convenience, while an external door offers useful side access

Guest WC
Fitted with stylish high-gloss tiled flooring, this well-presented guest cloakroom comprises a ceramic hand wash basin with pedestal and mixer tap, along with a low-level flush WC. Additional features include a central heating radiator, ceiling light point, and an obscured double glazed window to the front aspect, allowing for natural light while maintaining privacy.

Stairs & Landing
Fully carpeted stairs rise to a spacious landing, complemented by a painted wooden balustrade and handrail. The landing benefits from a large storage cupboard, loft access, and a ceiling light point, with doors leading to four well-proportioned bedrooms and the family bathroom

Bedroom One
A generously proportioned principal bedroom, featuring dual-aspect double glazed windows to the front and side elevations, allowing for plenty of natural light. The room benefits from two central heating radiators and a ceiling light point. Fitted three-door wardrobes provide ample storage with shelving and hanging space, and a door leads through to the en-suite

En-suite
Fully tiled and finished to a high standard, the en-suite comprises a shower enclosure with sliding door, a low-level flush WC, and a ceramic hand wash basin with pedestal and mixer tap. Additional features include a stainless steel heated towel radiator, extractor fan, shaving point, and a wall-mounted mirrored cupboard. An obscured double glazed window to the side elevation provides natural light while maintaining privacy

Bedroom Two
A well-proportioned double bedroom, fully carpeted and featuring a double glazed window overlooking the rear elevation. The room includes a central heating radiator, a ceiling light point, and fitted two-door wardrobes providing convenient hanging space.

Bedroom Three
A well-proportioned double bedroom, fully carpeted and featuring a double glazed window to the rear elevation. The room benefits from a central heating radiator, ceiling light point, and useful eaves storage, offering additional practicality.

Bedroom Four
Currently utilised as a home office, this versatile room features a double glazed window to the front elevation, central heating radiator, and ceiling light point. Additional benefits include useful eaves storage, making it an ideal space for working from home or use as a fourth bedroom.

Family Bathroom

A spacious, fully tiled family bathroom finished in high-gloss neutral tones. Comprising a panelled bath with mixer tap and shower over, a ceramic hand basin with pedestal and mixer tap, and a low-level flush WC. Additional features include a stainless steel heated towel radiator, wall-mounted mirrored storage cupboard, extractor fan, and an obscured double-glazed window to the rear elevation.

Rear Garden

This attractive South West facing rear garden features a generous, well-kept lawn bordered by mature hedging, offering a high degree of privacy and a peaceful setting. The sunny aspect enhances the vibrant greenery and colourful planting.

A patio area provides space for outdoor dining and entertaining, while the lawn is ideal for relaxation or family use. Enclosed and neatly landscaped, it’s a versatile and inviting extension of the home

Front & Parking

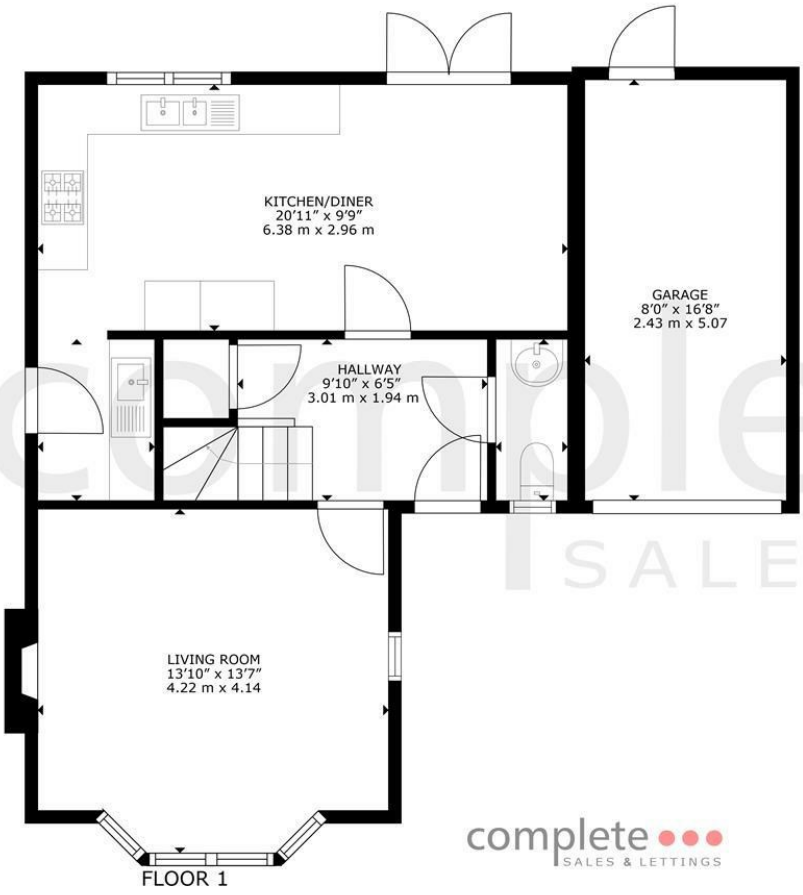
The property is approached via a smart, well-presented frontage featuring a generous driveway that provides ample off-road parking for multiple vehicles, alongside an integral garage for additional storage or secure parking. The front garden is neatly landscaped with a manicured lawn, mature shrubs, and an attractive tree, creating a welcoming first impression. Set within a quiet residential setting, the exterior combines practicality with kerb appeal.

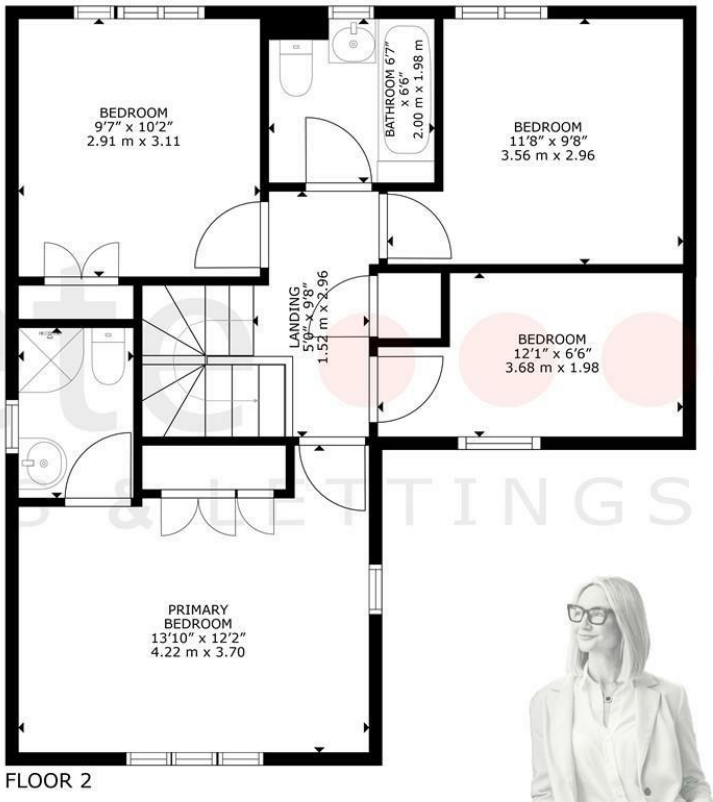
Location

Situated in a quiet a cul-de-sac in Ryton-on-Dunsmore village and civil parish in the Rugby district of Warwickshire, south-east of Coventry and just North of Leamington Spa. The A45 dual carriageway passes by the village. Garden Organic, the UK's leading organic-growing charity, has a 10-acre (40,000 m2) demonstration garden dedicated to organic gardening in the village. Ryton Pools Country Park is about a mile south-west of the village. Whilst the village itself has its own Church of England primary school, St Leonard's Church and Co-Op store.



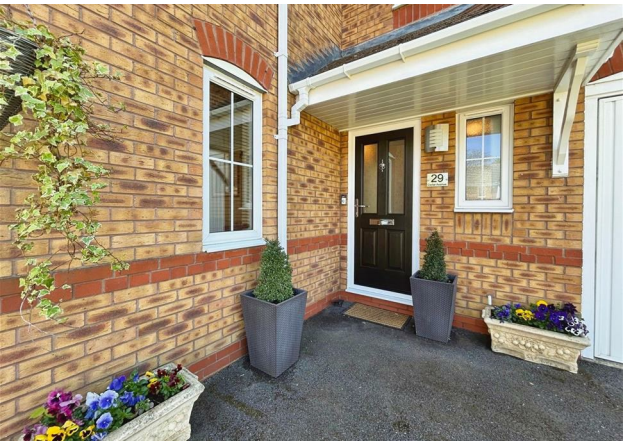






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GROSS INTERNAL AREA
FLOOR 1: 536 sq. ft, 49 m², FLOOR 2: 606 sq. ft, 56 m sq.
TOTAL: 1,142 sq. ft, 105 m²
EXCLUDED AREA: GARAGE: 133 sq. ft, 12 m²



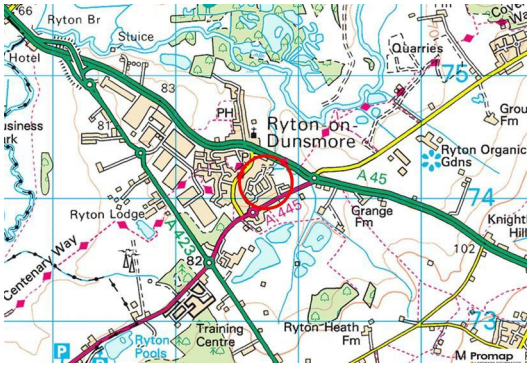






- Detached Family Home
- En Suite To Master
- Spacious Lounge
- Immaculate Presentation
- Attractive Front & Rear Gardens
- Four Bedrooms
- Kitchen Diner
- Utility
- Garage
- Excellent Road Links

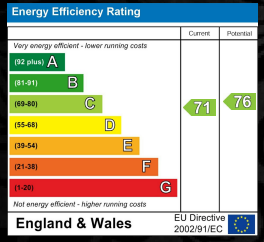






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Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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