



**Connells**

Warren Field  
Ryton On Dunsmore Coventry



## Property Description

Situated in the highly sought after village of Ryton on Dunsmore, this spacious three bedroom semi detached home has been thoughtfully improved by the current owners, offering versatile and well presented accommodation throughout, including a converted loft space and an additional annexe style accommodation.

The ground floor comprises a welcoming entrance hall, a generous lounge, a separate dining room and a well appointed breakfast kitchen, ideal for both everyday living and entertaining.

To the first floor are three well proportioned bedrooms and the family bathroom (updated in 2022). The master bedroom benefits from stairs leading to the converted loft space currently arranged as a walk in wardrobe and study area, providing useful and flexible additional space.

The additional annexe style accommodation offers excellent potential for multi generational living or guest accommodation, featuring its own private entrance, entrance hall, comfortable lounge, a bedroom with fitted wardrobes and a newly fitted ensuite. Offering further potential to add kitchen facilities to create a fully self contained space (subject to planning permissions)

To the rear the property enjoys a generous and private rear garden, ideal for outdoor entertaining or relaxing, while to the front of the property is the driveway providing off road parking for three vehicles.

## Approach

The property is set back from the road behind the generous driveway providing off road parking for three cars. With a pathway to the front entrance and an additional side entrance to the annexe.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors off to the lounge and dining room.

## Lounge

17' 7" max x 11' 3" max ( 5.36m max x 3.43m max )

Spacious, light and airy lounge consisting of an electric fire place, a radiator, laminate flooring and a double glazed window to front elevation.

## Dining Room

17' 5" x 11' 2" ( 5.31m x 3.40m )

Having an under stairs storage cupboard, a radiator, a double glazed window to front elevation and an archway leading to the breakfast kitchen.

## Breakfast Kitchen

17' 9" x 8' 9" ( 5.41m x 2.67m )

Fitted with a range of wall and base units with complementary wood work surfaces over incorporating a sink and drainer unit. There is an integrated Belling electric oven and a five ring gas hob with cooker hood over, whilst providing space for a washing machine, a tumble dryer and a fridge/freezer. Benefiting from a breakfast bar, two radiators, ceiling spotlights, a double glazed window to rear elevation , a door into the annex hallway and French doors leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. With a double glazed window to rear elevation and doors to all bedrooms and the family bathroom.

### Master Bedroom

10' 7" x 11' 2" ( 3.23m x 3.40m )

A good size double bedroom with an under stairs cupboard, a radiator, two double glazed windows to front elevation and stairs rising to the loft space.

## Bedroom Two

12' 2" max into alcove x 11' 3" ( 3.71m max into alcove x 3.43m )

Double bedroom having a fitted wardrobe, a radiator and a double glazed window to front elevation,

## Bedroom Three

8' 4" max x 8' 3" ( 2.54m max x 2.51m )

Benefiting from a fitted raised bed with steps, under bed fitted storage with rails, a radiator and a double glazed window to rear elevation.

## Bathroom

Updated in 2022 with a modern three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having fully tiled walls, ceiling spotlights, a heated towel rail and a double glazed window to rear elevation.

## Second Floor

With stairs from the master bedroom leading to the landing with a skylight to the rear and doors off to the walk in wardrobe space and study area.

## Walk In Wardrobe Space

7' 1" x 10' 8" max ( 2.16m x 3.25m max )

There is fitted rails, fitted storage cupboard, storage into the eaves, and a skylight to rear elevation.

## Study Space

8' 5" x 11' 1" ( 2.57m x 3.38m )

Housing the central heating boiler, with a skylight to rear elevation.

## Annexe;

Offering its own private entrance to the side of the property into the entrance hallway and offering further potential to add kitchen facilities to create a fully self contained annex.

## Hallway

Comprising a radiator, doors into the lounge and kitchen of the main home, a door to the W/C, pantry cupboard, bedroom and French doors to the garden.

## W/C

Fitted with a W.C.

## Pantry Cupboard

Fitted with wall and base units.

## Lounge

10' 7" max x 12' 9" ( 3.23m max x 3.89m )

Spacious lounge having a radiator, a double glazed window to side elevation and French doors leading to the garden.

## Bedroom

10' 1" to wardrobe x 10' 6" ( 3.07m to wardrobe x 3.20m )

Double bedroom benefiting from two built-in wardrobes, two vertical radiators, a double glazed window to side elevation and a door to the lounge.

## Bathroom

Newly fitted with a modern, white and grey three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having paneled walls and a fitted towel rail.

## Rear Garden

Beautifully maintained, generous, west-facing garden, being mainly laid to lawn and fence enclosed, with a patio area

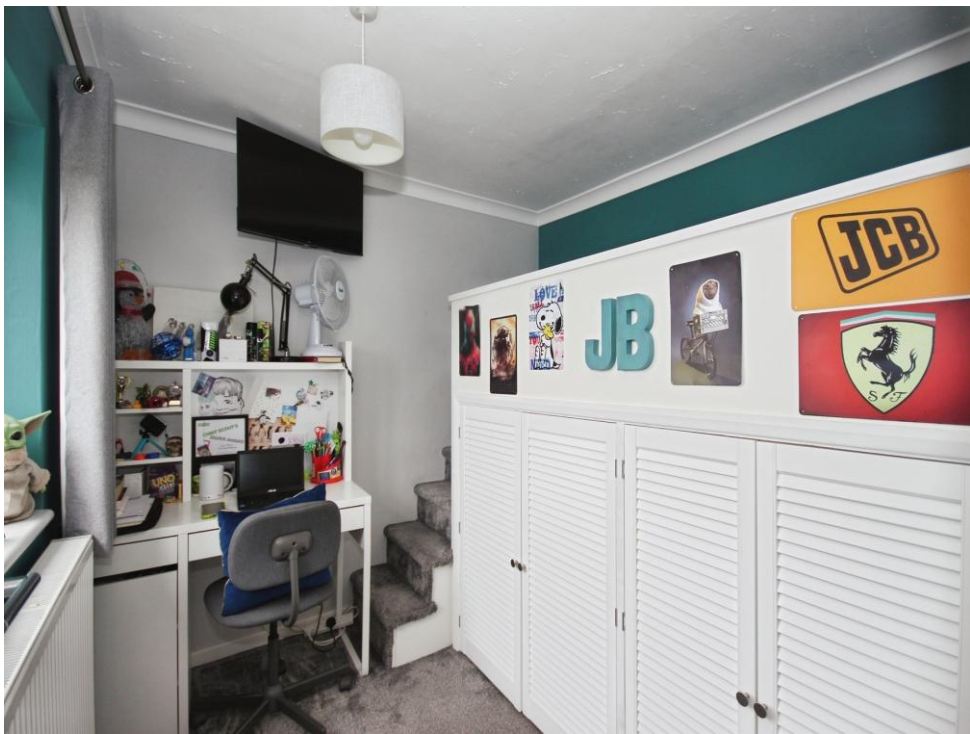
## Shed

Having power and light.

## Parking

Driveway providing off road parking for three cars.









Total floor area 168.4 m<sup>2</sup> (1,813 sq.ft.) approx

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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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