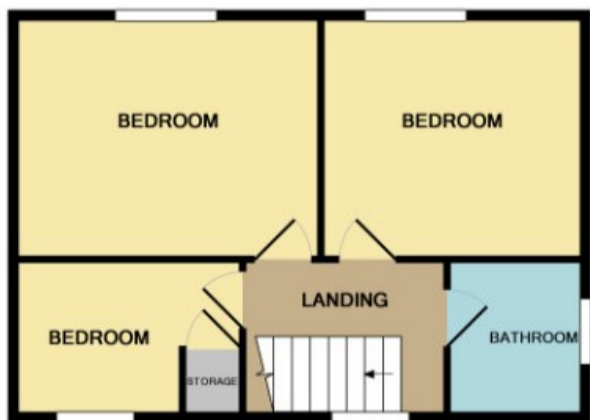




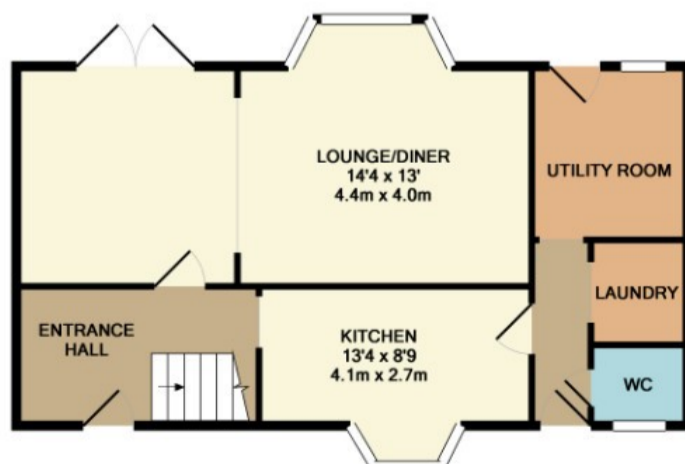
Estate Agents
GUILD HOUSE



Warren Field, Ryton on Dunsmore, CV8 3FB



1ST FLOOR



GROUND FLOOR

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



GUILD HOUSE
 Estate Agents



Guild House estate agents are pleased to offer for sale this spacious semi detached property situated in the highly sought after village of Ryton on Dunsmore. Ideally located within easy driving distance of Leamington Spa, Coventry and Rugby town centres as well as easy access to the A45 and A46. The village itself offers some excellent local facilities such as convenience store, hairdressers, doctors surgery, primary school and beautiful Ryton Gardens just a stones throw away.

In recent years this great family home has undergone extensive refurbishment including a refitted kitchen and bathroom, re-plastered walls throughout, replacement windows and doors and more besides. The property occupies an extremely generous plot and as such offers prospective buyers huge potential to extend further...subject to planning. The current owners have applied tasteful decor and luxurious finishes throughout to give this home a stylish feel from beginning to end. The spacious living accommodation is presented to a high standard with individual design features in every room. In brief the accommodation comprises: entrance hallway, stunning lounge/dining room with bay window and french doors leading into the garden, distressed oak parquet floor and 'Charlton & Jenrick remote controlled fireplace. The kitchen has been refitted with contemporary white high gloss units, solid oak work surfaces and built in oven, hob and extractor, leading into a good sized utility area and cloakroom/w.c. To the first floor the generous master bedroom has a range of bespoke built in wardrobes, there's a further good sized double bedroom and large single bedroom with built in shelving, currently used as a home office. A modern refitted family bathroom completes the upstairs of this gorgeous family home. The property further benefits from 'window dressings', light fittings, gas central heating and upvc double glazing throughout.

Externally the property comes into its own with a large enclosed rear garden, mainly laid to lawn, a new timber shed, and spacious paved patio area. To the front of the property is a gravelled driveway providing ample off road parking which is enclosed by secure timber gates.

VIEWING IS ESSENTIAL.



- VILLAGE LOCATION
- SEMI DETACHED
- IMMACULATE THROUGHOUT
- THREE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- REFITTED KITCHEN
- REFITTED FAMILY BATHROOM
- UTILITY AREA
- GROUND FLOOR W.C
- SCOPE TO EXTEND FURTHER
- AMPLE OFF ROAD PARKING
- EPC RATING D