

ehB
RESIDENTIAL

Your Property - Our Business



18, Holly Drive, Ryton On Dunsmore

Offers In Excess
Of £525,000



A much improved and skillfully extended executive detached family residence, providing extremely well appointed four bedroomed and two bathroomed accommodation, featuring impressive extended open plan comprehensively fitted living/kitchen arrangement in a particularly pleasant cul-de-sac location within this well regarded village location.

Holly Drive

Is a pleasant established residential cul-de-sac location originally constructed approximately 22 years ago by well known national builders Bellway Homes. The location is ideally sited within a short walk of a range of facilities and amenities available within Ryton village including local schools, shops and a variety of recreational

facilities. The village has proved popular due to its convenience for a number of work centres including Leamington Spa some seven miles distant and within easy reach of Coventry, Rugby, Kenilworth and Southam with access to the motorway within easy reach. Over recent years Ryton-on-Dunsmore has consistently proved to be very sought after.

ehB Residential are pleased to offer 18 Holly Drive which is an opportunity to acquire a much improved and skillfully extended executive detached family residence, providing well appointed four bedroomed and two bathroomed accommodation which was extended approximately two years ago to create a most impressive well appointed open plan living/kitchen arrangement with full width

bi-folding doors and separate family room. The current Vendors have carried out many detailed improvements to the property with built in bedroom furniture to most bedrooms and is offered to a very high standard of presentation. The property is pleasantly sited within this established cul-de-sac with landscaped garden, double garage and ample additional off road car parking and the agents consider internal inspection to be essential for the level of appointment, size and unique features to be fully appreciated. In detail the accommodation comprises:-

Ground Floor Open Porch

Leads to the....





Spacious Reception Hall

With tiled floor, concealed radiator, staircase off, turned balustrade, understair cupboard, coving to ceiling and timber and coloured glazed panelled entrance door and side panel.

Cloakroom / WC

With low flush WC, pedestal basin, tiled splashback, radiator, tiled floor.

Lounge

22'3" x 11' (6.78m x 3.35m)

With bay window, double radiator, TV point, fireplace recess with wood burner, coving to ceiling, contemporary style tubular radiator and wall light points, part glazed panelled door leading to the...

Impressive Extended Open Plan Living / Kitchen.

22'6" x 18' (6.86m x 5.49m)

With tiled floor with part under floor heating, 14' bi-folding doors overlooking rear garden with glazed panelled side return, part pitched ceiling with Velux window and downlights, extensive range of attractive base cupboard and drawer units with Minerva composite work surfaces, one and a half bowl integrated sink unit with combi-mixer tap (providing boiling water and filtered water), matching range of high level cupboards with tiled splashbacks under, built in dishwasher, matching island unit incorporating breakfast bar with drawers and further integral drawers within cupboards, five ring induction hob with downdraft extractor, further range of three quarter height units incorporating double oven flanked by larger units and built in fridge.

Utility Room

5' x 6' (1.52m x 1.83m)

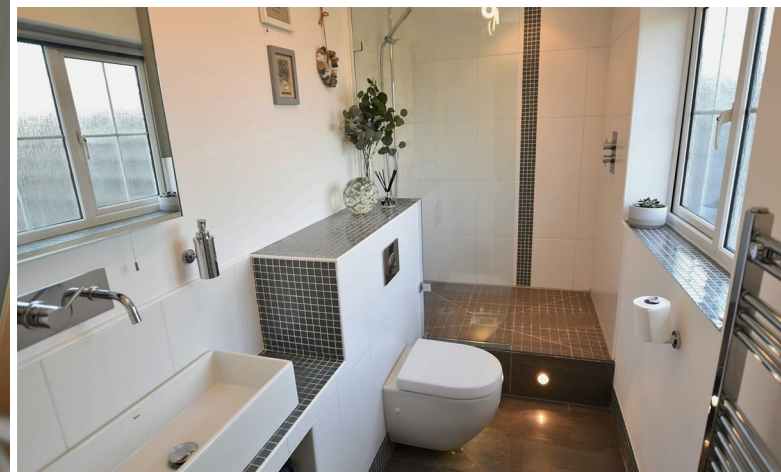
With range of matching base cupboards, rolled edge work surfaces, appliance space for automatic washing machine, tiled splashbacks high level cupboards incorporating gas fired central heating boiler, single drainer stainless steel sink unit, mixer tap, tiled floor, radiator.

Accessed from the Kitchen

Family Room

11' x 10'2 (3.35m x 3.10m)

With tiled floor, part pitched ceiling with downlights, under floor heating.



Stairs and Landing

With turned balustrade, access to roof space, radiator and built in linen cupboard, downlighters.

Family Bathroom / WC

8'6" x 8'3" (2.59m x 2.51m)

Being tiled with tiled floor, with white suite comprising panelled bath, mixer tap, shower attachment, pedestal basin, low flush WC, double radiator, integrated shower unit and screen.

Bedroom

9' x 8' plus wardrobes (2.74m x 2.44m plus wardrobes)
With triple built in wardrobe, hanging rail, shelves, radiator.

Bedroom

8'4" x 8' (2.54m x 2.44m)

Currently used as a dressing room with extensive range of built in full height wardrobes, part mirrored, hanging rails, shelves.

Bedroom

12' x 8'6" (3.66m x 2.59m)

With range of built in bedroom furniture comprising four single wardrobes with hanging rails, central bed alcove, cupboards over, dresser alcove with drawer unit, cupboards over, radiator.

Master Bedroom

13'6" x 11'2" (4.11m x 3.40m)

With extensive range of built in bedroom furniture comprising two

single built in wardrobes with central bed alcove, bedside units, cupboards over, bay window, further built in cupboard and dresser unit with cupboards over.

Refitted En-Suite Shower Room / WC

10' x 4'6" (3.05m x 1.37m)

With under floor heating, tiled with tiled floor, walk in shower cubicle with glazed screen and integrated shower unit, low flush WC with concealed cistern and wash bowl with mixer tap.

Outside (Front)

The property occupies a particularly pleasant position at the head of an established cul-de-sac with tarmac drive/standing leading to the...



Adjoining Double Garage

18'3" x 17'3" (5.56m x 5.26m)

With twin up-and-over doors, electric light, power point, personal door, useful storage facility within the eaves. The drive is flanked by established flower borders and the pedestrian access leads to the...

Outside (Rear)

South facing landscaped rear garden with extensive paved patio, steps and "sleeper" built retaining walls leading to the extensive shaped lawn, flower beds bounded by close boarded fencing.



Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

The property can be approached by proceeding north from our office via Clarendon Place. On reaching the traffic island take the third exit into Lillington Avenue. Proceed for its entirety following on to Lillington Road and Leicester Lane following the sign posted route to Ryton-on-Dunsmore. On entering the village, after passing over the second traffic island access to Holly Drive will be found located on the left hand side with the property being found at a distance to the head of the cul-de-sac.

18 Holly Drive

Ryton on Dunsmore
CV8 3QA

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

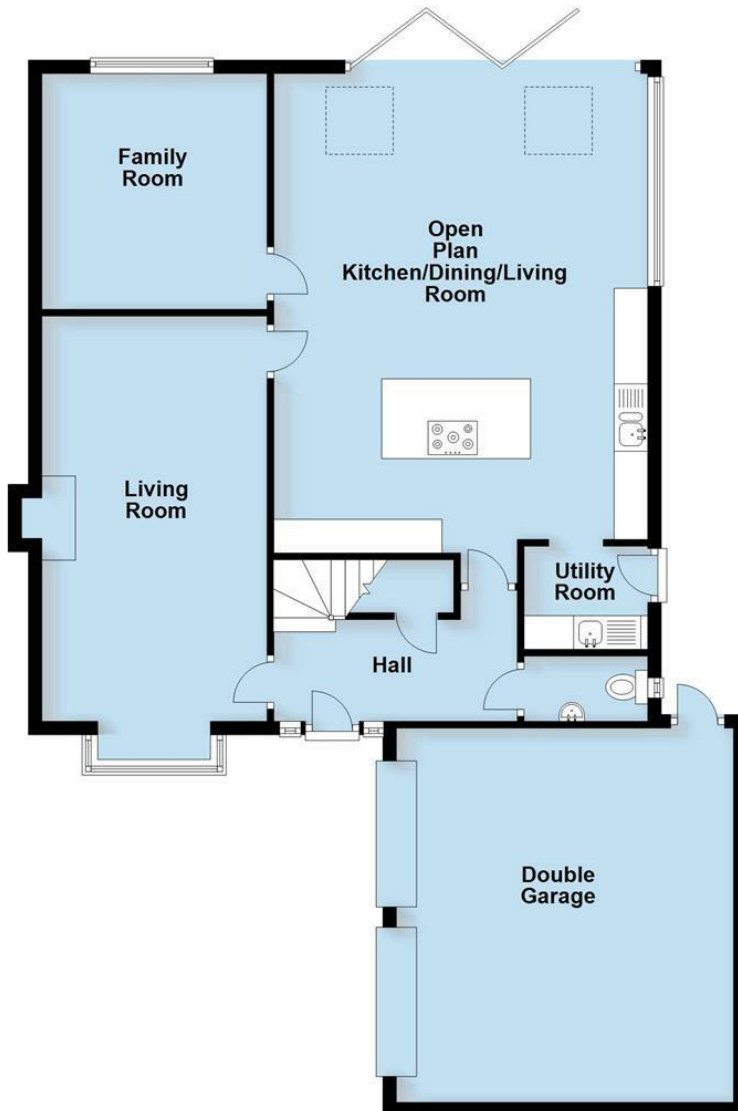
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

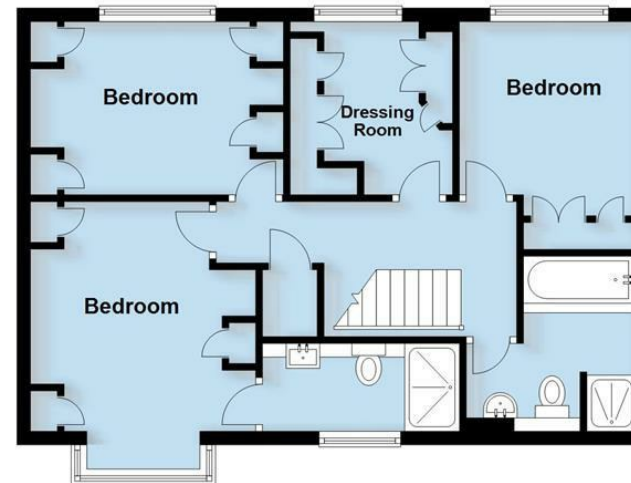
Ground Floor

Approx. 115.4 sq. metres (1242.3 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.4 sq. feet)



Total area: approx. 170.6 sq. metres (1836.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact