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41, Holly Drive, Ryton On Dunsmore



A well presented two bedroom end of terrace property, benefiting from a much larger than average garden offering further scope, and a end of cul-de-sac position.

Briefly Comprising :-

Entrance vestibule entrance hallway, fitted kitchen, living dining room with double doors to garden, first floor landing, two bedrooms and white refitted bathroom, UPVC double glazing, GAs Radiator Heating, fore garden driveway, garage, Covered lean too area and good sized lawned garden to two sides.

This property in Holly Drive is nestled just off Holly Drive at the end of the cul de sac position. It benefits from large L shaped internal corner plot. The property

is well maintained and presented but does offer further scope for extension subject to the necessary planning permissions and consents.

The property is approached by a shallow path leading up to timber framed double glazed entrance door.

Entrance Vestibule

With downlighter points to ceiling, further door through to entrance hallway.

Entrance Hallway

Downlighter points to ceiling, coved cornicing, wood look laminate flooring, archway through to adjacent kitchen.

Kitchen

7'9" x 8'5" (2.36m x 2.57m)

With a range of white wall and base units with granite look work surface over, with splash back tiling, inset sink drainer unit with mixer tap, inset four point electric hob with oven below and concealed filter hood over, space and plumbing for washing machine, space for tall fridge freezer, wall mounted Baxi Boiler, UPVC multi pane style double glazed window to front elevation, downlight points to ceiling, tiled floor.

Living Dining Room

11'9" x 16'3" (3.58m x 4.95m)

With UPVC double glazed window to rear elevation, cove cornicing, continuation of wood look flooring, two double radiators, staircase rising to first floor landing.



First Floor Landing

With hatch to roof space, radiator and door to airing cupboard with insulated hot water cylinder and slated shelving.

Bedroom One (Rear)

9'8" to front of fitted wardrobes x 10'11" (2.95m to front of fitted wardrobes x 3.35m)

With UPVC double glazed window to rear elevation, radiator, double doors to built in wardrobe with hanging rail and shelf.

Bedroom Two

6'7" x 13'7" maximum (2.01m x 4.14m maximum)

With UPVC multi pane double glazed window to front elevation, radiator.

Bathroom

Re fitted with a white modern suite comprising of low level WC, pedestal wash hand basin with mono mixer, bath with mixer tap with shower attachments, splash back tiling, UPVC obscured double glazed window to front elevation, downlighter points to ceiling, chrome radiator towel rail.

Outside Front

With driveway, to the front and lean too covered area to the side. The fore garden is principally laid to gravel with path to the front door, and gated access to rear garden.

Garage

8'6" x 17'3" (2.59m x 5.26m)

Up and Over door, and personal door to the side.

Outside Rear

Outside to the rear of the property there is a large L shaped garden which is exceptionally large for a property of this size, with patio to the rear of the property and lawned area extending round the side and behind the garaging.

Postcode

CV8 3QA

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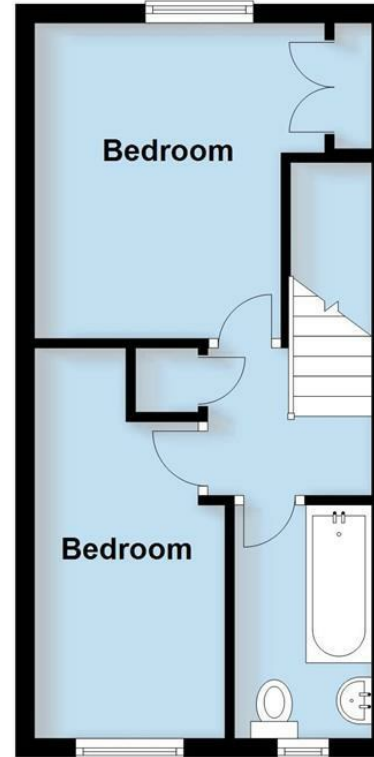
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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

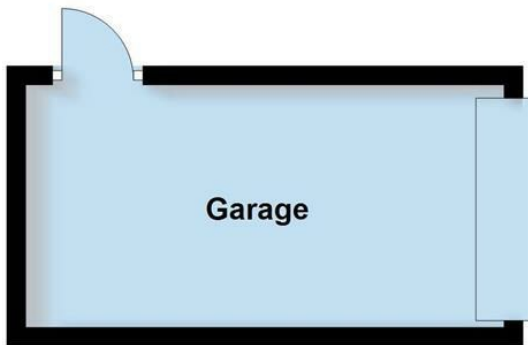
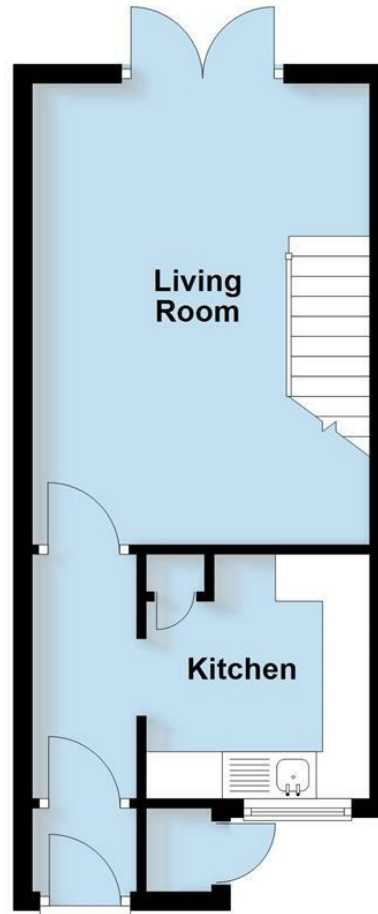
First Floor

Approx. 27.3 sq. metres (294.1 sq. feet)



Ground Floor

Approx. 29.2 sq. metres (314.4 sq. feet)
(excluding Garage)



Total area: approx. 56.5 sq. metres (608.5 sq. feet)

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

The total area does not include the Garage