



H Manns Close

Ryton on Dunsmore **CV8 3FP**

Offers In Excess Of £300,000

11 Manns Close

Ryton On Dunsmore

Being positioned within a small cul-de-sac and having views from the rear extending over an orchard to countryside beyond, this semi-detached house has been the subject of considerable improvement and extension to afford an appealingly presented and comfortable home. Originally providing three bedroomed accommodation, the original bedrooms one and three have now been converted to form one large bedroom, equipped with fitted wardrobes and providing a lovely outlook from the rear of the house. This could, however, easily be converted back to two separate bedrooms, if so desired. Other attractive features of the accommodation include a comfortable lounge, housed within an extension to the rear of the property and overlooking the garden, re-fitted kitchen and utility along with a separate dining room. Outside there is ample block paved parking to the front and, to the rear, a generously proportioned garden with koi pond, large garden store and an aspect to the orchard beyond. Overall this is an excellent opportunity to purchase a beautifully presented home within a popular village location and ideal for a young family.

LOCATION

The village of Ryton on Dunsmore is conveniently situated within easy reach of the centres of Leamington Spa, Coventry and Rugby. There is good local road access available to major routes and links including the Midland motorway network, whilst there are a convenient range of day-to-day amenities within the village itself which include a village primary school, church, village store and public house. In addition, Ryton on Dunsmore is well placed for access to neighbouring villages including Bubbenhall and Wolston, along with the nearby Organic Garden Centre.

ON THE GROUND FLOOR

Stylish replacement composite entrance door giving access to:-

RECEPTION HALLWAY

With Minton style tiled floor, staircase off ascending to the first floor, central heating radiator, double glazed shuttered window and inner door to:-

DINING ROOM

4.01m x 3.94m (13'2" x 12'11")
With oak effect laminate flooring, double glazed and shuttered window to front elevation, central heating radiator, door to understairs storage cupboard and archway giving through access to:-

KITCHEN

4.98m x 2.36m (16'4" x 7'9")
Which is positioned centrally within the house and has been attractively re-fitted with contemporary units in a white gloss finish comprising coordinating base cupboards, drawers and wall cabinets, roll edged wood grain effect worktops with tiled splashbacks, wall mounted and concealed Vaillant gas fired boiler, double glazed window, ceramic tiled floor, space and connection for gas cooker with stainless steel filter hood over and door to:-

UTILITY ROOM

2.21m x 1.57m (7'3" x 5'2")
Fitted with units to match those in the kitchen and having roll edged worktop with space and plumbing for washing machine and tumble dryer below, ceramic tiled floor, double glazed door giving external access to the garden and further door to:-

CLOAKROOM/WC

With white fittings comprising low level WC, wall mounted wash hand basin with tiled splashback and ceramic tiled floor.

LOUNGE

4.32m x 3.68m (14'2" x 12'1")
Positioned at the rear of the house and which has been created by way of an

extension and enjoying a view via double glazed French style doors overlooking the rear garden, together with double glazed shuttered window to side elevation, stylish contemporary vertical radiator, inset ceiling downlighters, provision for wall mounted television and oak laminate flooring.

ON THE FIRST FLOOR

LANDING

With access trap to roof space having retractable loft ladder, double glazed shuttered window to side elevation and doors to:-

BEDROOM ONE (REAR)

3.28m x 4.98m max (10'9" x 16'4" max)
- to rear of fitted wardrobes.

A spacious room extending across the full width of the rear of the house and having been created by knocking the main bedroom into the original third bedroom. This could revert to two separate bedrooms, if so desired. Having a range of fitted wardrobing and storage, two double glazed windows to rear elevation and two central heating radiators.

BEDROOM TWO (FRONT)

3.10m x 2.97m (10'2" x 9'9")
With double glazed shuttered window to front elevation and central heating radiator.

Features

- Semi-Detached House
- Extended and Beautifully Improved
- Two Reception Rooms
- Re-fitted Kitchen and Utility Room
- Two Bedrooms (Originally Three)
- Shower Room
- Block Paved Parking
- Generous Rear Garden
- Open Views to the Rear





Floorplan



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General Information

Tenure
Freehold

Fixtures & Fittings

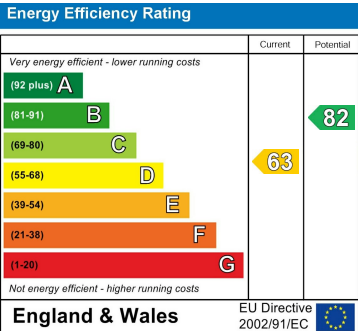
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Rugby Borough Council



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