



56 Cedar Avenue, Ryton On Dunsmore, Coventry CV8 3QB
£600,000

charlesrose.

Tucked away at the end of a driveway in the popular village of Ryton-on-Dunsmore, this well-presented home offers easy access to local amenities, major road links, school bus services, and nearby towns including Coventry, Leamington Spa, and Warwick. Inside, it features a spacious open-plan kitchen/family room with bi-fold doors to the garden, a cosy lounge with log burner, games room, utility, W.C., and four bedrooms. The main bedroom includes built-in wardrobes and an ensuite, complemented by a modern family bathroom. Outside, the southerly facing garden is mainly lawn with raised borders, Indian sandstone patios, and a pergola. An artificial lawn to the side provides extra play space, and the front offers ample parking and a neatly lawned area with mature shrubs.

LOCATION

The property is tucked away at the end of a driveway on Cedar Avenue, in the popular village of Ryton On Dunsmore allowing easy access to local amenities, motorway network, school bus service which operates to several schools and a co-op store and a convenience store in the village. Coventry, Leamington Spa and Warwick are all close by and easy to drive too.

GROUND FLOOR

Upon entering the property your eyes are drawn to a light and airy open-plan kitchen and family room, creating the perfect space for modern living. Featuring bi-fold doors that open seamlessly to the garden, it provides an excellent indoor-outdoor flow, ideal for entertaining. The games room, currently housing a pool table and bar, offers a fun and versatile area for family and friends to enjoy.

The generous-sized lounge is a true highlight, with a cosy log burner providing warmth and charm. Additional features include a convenient W.C., a practical utility room, and stylish presentation throughout, making this home both functional and visually appealing.

Perfectly designed for both relaxation and socialising.

FIRST FLOOR

The well-presented first floor offers four spacious bedrooms, providing excellent accommodation for families or those requiring

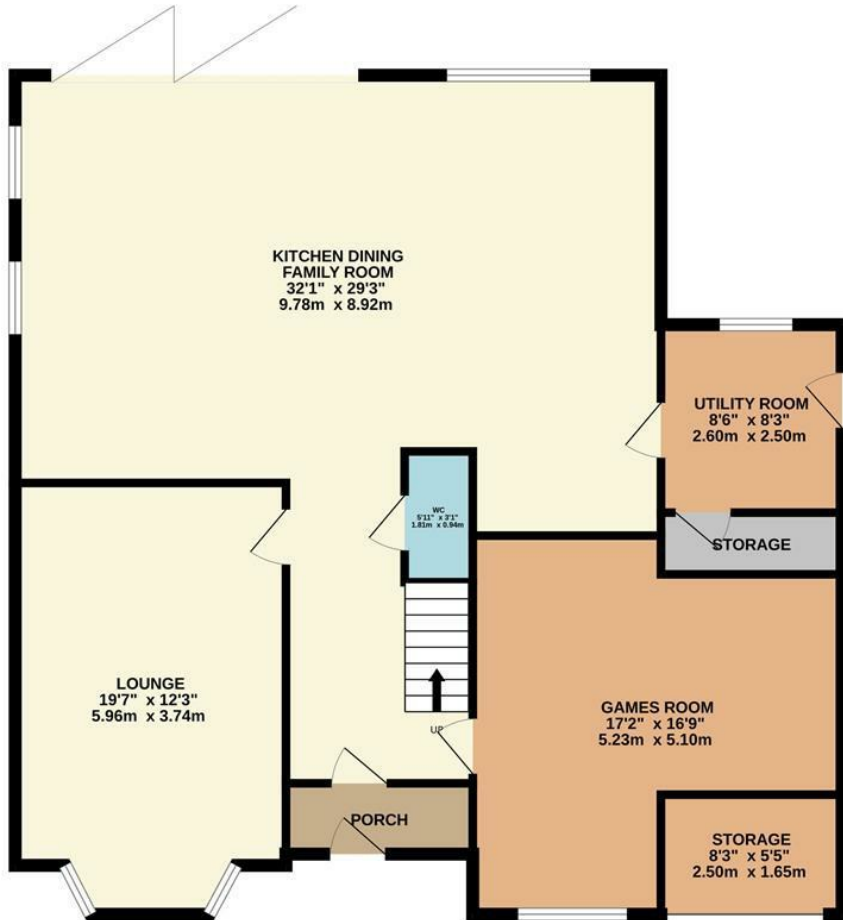
home office space. The main bedroom includes built-in wardrobes and benefits from a modern, stylish ensuite shower room. A generous landing area adds to the sense of space and offers potential for a reading nook or additional storage. The property also includes a family bathroom, conveniently located to serve the remaining bedrooms.

OUTSIDE

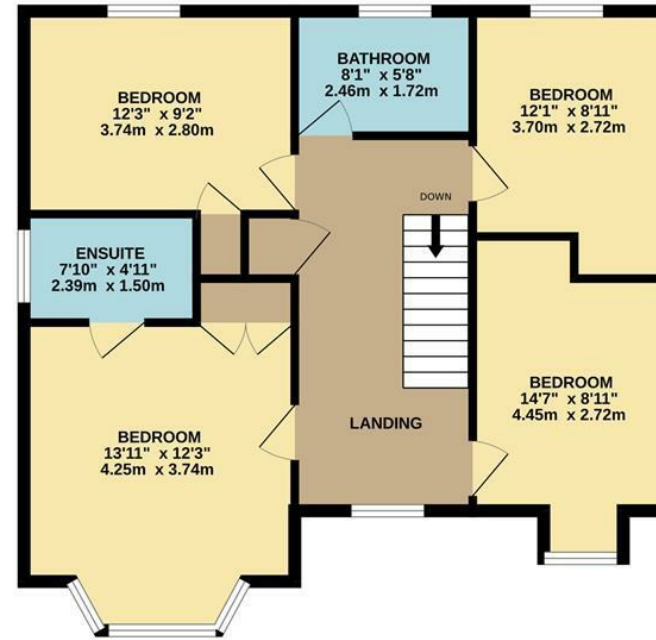
The property boasts a beautifully maintained southerly facing rear garden, mainly laid to lawn and framed by attractive raised borders. Perfect for outdoor entertaining and relaxation, the garden also features Indian sandstone patio areas and a stylish pergola offering a shady spot to unwind. To the side of the house, an area of artificial lawn provides a versatile space—ideal for a budding young footballer to practice or as the perfect spot for a trampoline. At the front, the driveway offers ample off-road parking, complemented by a further pleasant lawned area adorned with mature shrubs, adding to the property's welcoming kerb appeal.



GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 2022 sq.ft. (187.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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