

Bagshaw Close, Ryton On Dunsmore, Coventry, CV8 3EX

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3,122SQ/FT & RECENTLY REFURBISHED

A simply stunning family home. Offering versatile accommodation located in the popular village of Ryton on Dunsmore which is situated in the heart of the Warwickshire countryside between Coventry, Rugby and Leamington Spa, such a convenient location!

There has been extensive improvements throughout the property and it has been designed to incorporate open plan living. Which is deceptively spacious, well proportioned and makes a perfect family home.

The ground floor comprises; sitting room 1, office, cloakroom, sitting room 2, kitchen, dining area, family room, utility room and a WC.

The 1st floor comprises; landing, family shower room and 4 double bedrooms.

The 2nd floor comprises; bedroom 1, dressing area and an En-Suite shower room.

Outside to the front is a 28' garage with electric door and driveway. To the rear is the garden with both a lawned & decked area. There is also an annexe/study to the rear.

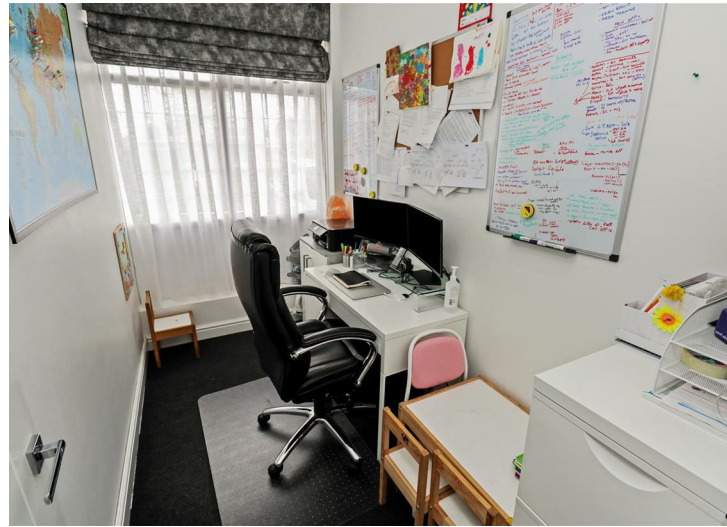


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viewing



Paul Petticrew
02476 500019

- Semi Detached House
- 5 Double Bedrooms
- Tastefully Extended
- 4 Reception Rooms
- 3 Washrooms
- Utility Room
- Office
- Outside Annexe/Study
- Garage & Driveway
- EPC Rating D and 3,122 sq/ft



Ground Floor

Floor area 150.0 sq. m. (1,615 sq. ft.) approx



First Floor

Floor area 74.0 sq. m. (797 sq. ft.) approx



Second Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx



Annex

Floor area 28.0 sq. m. (301 sq. ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	69
(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		EU Directive 2002/91/EC	

Total floor area 280.0 sq. m. (3,015 sq. ft.) approx

Size of doors, windows and other features are

02476 500019
paul.petticrew@newman.uk.com
newman.uk.com

1, Regent Street, Rugby Warwickshire
CV21 2PE

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. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

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