



**25a High Street, Ryton On Dunsmore**  
Coventry

 **RDR DASSAUR**

**£325,000**



## 25a High Street

Ryton On Dunsmore, Coventry

**\*\*\*READY TO MOVE IN\*\*\*** Newly constructed 3-bed semi-detached residence with modern aesthetics. Spacious drive for two cars. Open-plan kitchen and living area with ample natural light and storage space. Master ensuite with skylight. Smart home features. With easy access to transport links.

Tenure: Freehold

- **\*\*\*READY TO MOVE IN\*\*\***
- Full planning approval, building control certification, and a 10-year Structural Warranty by ICW Insurance Services granted certifications.
- Spacious driveway accommodating 2 vehicles
- Immaculate ground floor w.c
- U-shaped kitchen including premier integrated Bosch appliances
- Expansive living area with double aluminium patio doors leading to a tranquil south-facing garden.
- 'Cormar Apollo Plus Twist' carpeting and 'Karndean Knight Tile Venial Plank' premium flooring
- Newly constructed 3-bedroom semi-detached residence
- Cutting-edge smart home features, including integrated lighting and EV charge point



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RDR Dassaur proudly presents 25a High Street—a newly constructed 3-bedroom semi-detached residence that stands as an embodiment of contemporary refinement and architectural excellence. **Front Exterior:** This property boasts a spacious drive that easily accommodates two cars, providing both convenience and peace of mind. The property's cream render facade commands attention, setting a tone of sophistication. The sturdy craftsmanship of the front door serves as a testament to the meticulous attention to detail exhibited throughout the residence. **Interior—Ground Floor:** Step onto Karndean Knight Tile Venial Plank flooring in the hallway, introducing the lavishness that defines the entire property. A precisely designed ground floor w.c. showcases grey tiling and a chrome Bristan tap, exemplifying superior taste. **Culinary and Living:** The open-plan kitchen and living area exemplify the fusion of aesthetic elegance and practical functionality, allowing a tremendous amount of natural light. Large storage space. The U-shaped kitchen promises a haven for culinary pursuits with solid white worktops and premier Bosch appliances. Fully fitted fridge/freezer and extra storage units. The premium aluminium French doors lead to a south-facing garden partially block-paved at the front and verdantly grassed at the rear. This outdoor space serves as a serene retreat for relaxation and recreation.



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**First-Floor:** Cormar Apollo Plus Twist carpeted stairs usher you to the first floor—a realm of comfort and sophistication. **Bedrooms and Bathrooms:** **Master Ensuite:** Large Double room, carpeted throughout. Large double windows to rear with radiator underneath. The master bedroom's ensuite is a masterpiece of opulence. Enjoy the convenience of a fully equipped bathroom. A skylight stretches overhead, bathing the space in natural light and adding a touch of grandeur. Automated ventilation control ensures a continuous flow of fresh air, enhancing your comfort. The skylight's remote controller offers easy access for personalized ambiance. elevating your living experience to new heights. **Bedroom 2:** Double bedroom, fully carpeted, large windows infuse the room with light. Perfectly accentuating the thoughtful placement of plug sockets. This space effortlessly adapts to your lifestyle. **Bedroom 3:** Single room yet ample space, fully carpeted with double window to rear. **Family Bathroom:** The family bathroom beckons with its captivating design: A meticulously selected loo, flanked by wash basin. Focal point of the room is the luxurious bathtub and shower combination, inviting you to indulge in moments of tranquillity. The towering chrome towel rail graces the bathroom, not only offering a functional purpose but also adding a touch of opulence to the space. Its sleek design and ample size ensure your towels are always warm and ready for use.



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**Housing the advanced Dakin 7KW LT Monobloc Heat Pump, the bathroom also accommodates a storage cupboard, where the boiler is discreetly located. This integration of modern heating technology showcases the attention to detail that defines every aspect of this exceptional property.**

Innovative Living, Elevated:

**Smart home features redefine modern living, with integrated colour-controlled downlights, under-cabinet lighting, mains wired smoke detection, and a preinstalled EV charge point cable enhancing convenience and sustainability.**



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### Local Amenities:

**The Blacksmith's Arms:** A welcoming village pub offering traditional British pub fare.

**Ryton Pools Country Park:** A picturesque park featuring walking trails, fishing ponds, and picnic spots.

**Ryton Organic Gardens:** A local gem with beautiful gardens, a café, and educational workshops.

**Ryton Sports Connexion:** A comprehensive sports and leisure complex with fitness facilities and pools.

**Ryton Village Stores:** A convenient local shop providing essentials and groceries.

**Ryton Pharmacy:** Nearby pharmacy catering to health-related needs.

**Ryton Medical Centre:** A healthcare facility offering medical services.

**St. Leonard's Church:** A historic village church known for architectural beauty and community events.

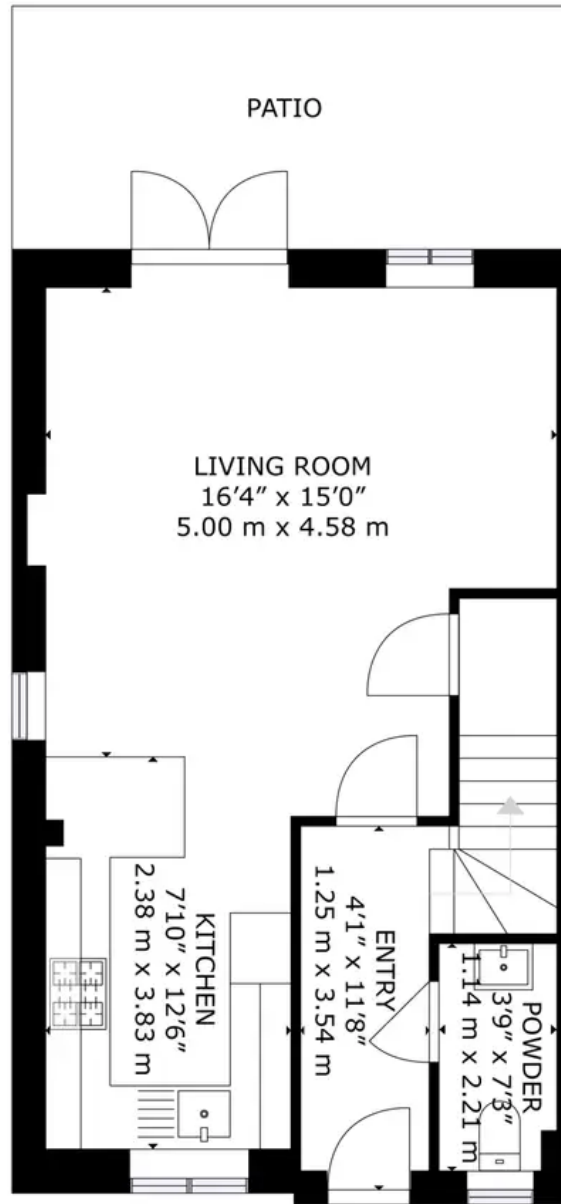
Proximity to reputable schools including Ryton Primary School and Ryton Wood School.

Easy access to public transportation, bus stops, and roadways connecting to Coventry and neighbouring towns

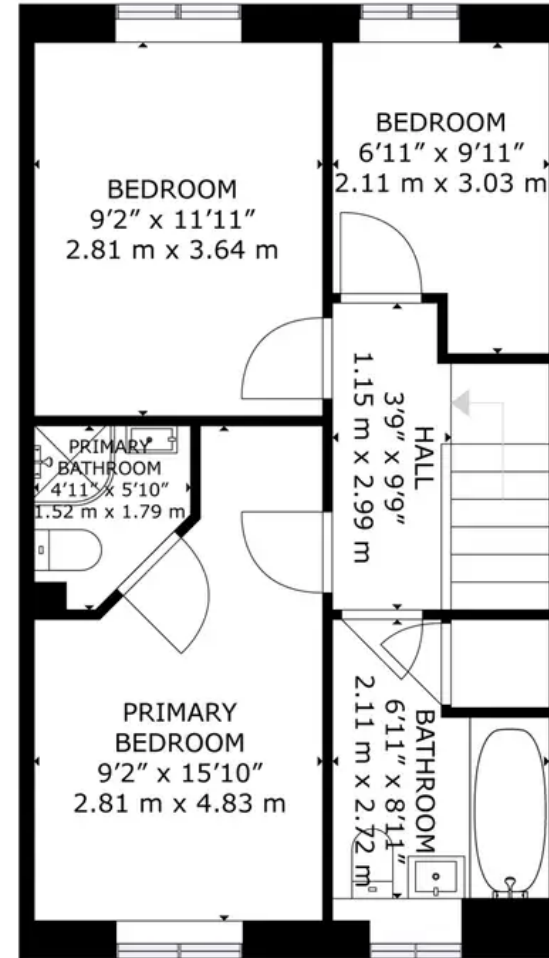








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 452 sq.ft, 42 m<sup>2</sup>, FLOOR 2: 452 sq.ft, 42 m<sup>2</sup>  
 TOTAL: 904 sq.ft, 84 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## RDR Dassaur estate agents

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