



25b High Street, Ryton On Dunsmore
Coventry

 **RDR DASSAUR**

£325,000



25b High Street

Ryton On Dunsmore, Coventry

*****READY TO MOVE IN***** Exquisite 3-bed semi-detached dwelling with driveway for 2 vehicles. Meticulously designed interior, open-plan kitchen/living area with Bosch appliances. South-facing garden. Bedrooms feature wall-to-wall carpeting and ample space. Smart home features.

Tenure: Freehold

- *****READY TO MOVE IN*****
- Newly constructed 3-bedroom semi-detached dwelling
- Full planning approval, building control certification, and a 10-year Structural Warranty by ICW Insurance Services granted certifications
- Spacious driveway accommodating 2 vehicles
- Cutting-edge smart home features, including integrated lighting and EV charge point
- Open-plan kitchen and living area
- 2 Bathrooms 1 W.C
- Arrange an exclusive viewing by calling 01926268989



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RDR Dassaur is delighted to introduce 25b High Street, an exquisite newly constructed 3-bedroom semi-detached dwelling that stands as a testament to contemporary refinement and architectural eminence. **Front Exterior:** This residence boasts an expansive driveway with ample space for two vehicles, ensuring both convenience and tranquility. The cream render facade of the property commands attention, setting an immediate tone of sophistication. The front door, expertly crafted, underscores the meticulous attention to detail that defines the entire dwelling. **Interior - Ground Floor:** Step onto the luxurious Karndean Knight Tile Venial Plank flooring in the hallway, offering a glimpse of the opulence that permeates the entire home. The impeccably designed ground floor w.c. features tasteful grey tiling and a chrome Bristan tap, exemplifying refined taste. **Culinary and Living:** The open-plan kitchen and living area seamlessly blend aesthetic elegance with practical functionality, ushering in an abundance of natural light. Ample storage space abounds. The U-shaped kitchen provides a haven for culinary endeavors, boasting pristine white worktops and premier Bosch appliances. A fully fitted fridge/freezer and additional storage units offer convenience beyond measure.



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Premium aluminium French doors lead to the south-facing garden, partially block-paved at the front and lushly grassed at the rear. This outdoor oasis serves as a serene haven for relaxation and leisure. First-Floor: Ascend the Cormar Apollo Plus Twist carpeted stairs to the first floor—a realm of comfort and sophistication. Bedrooms and Bathrooms: Master Ensuite: A generously sized double room, adorned with wall-to-wall carpeting. Large double windows grace the rear wall, complemented by a radiator positioned underneath. The ensuite of the master bedroom is a symphony of opulence, equipped with every modern convenience. A skylight bathes the space in natural light while adding a touch of grandeur. Automated ventilation control ensures a continuous flow of fresh air, enhancing your comfort. The skylight's remote controller provides easy access for personalized ambiance, elevating your living experience. Bedroom 2: A spacious double bedroom, fully carpeted, with large windows infusing the room with natural light. Strategically placed plug sockets accentuate the functionality of the space, effortlessly adapting to your lifestyle. Bedroom 3: Though a single room, ample space is available, fully carpeted and featuring a double window to the rear.



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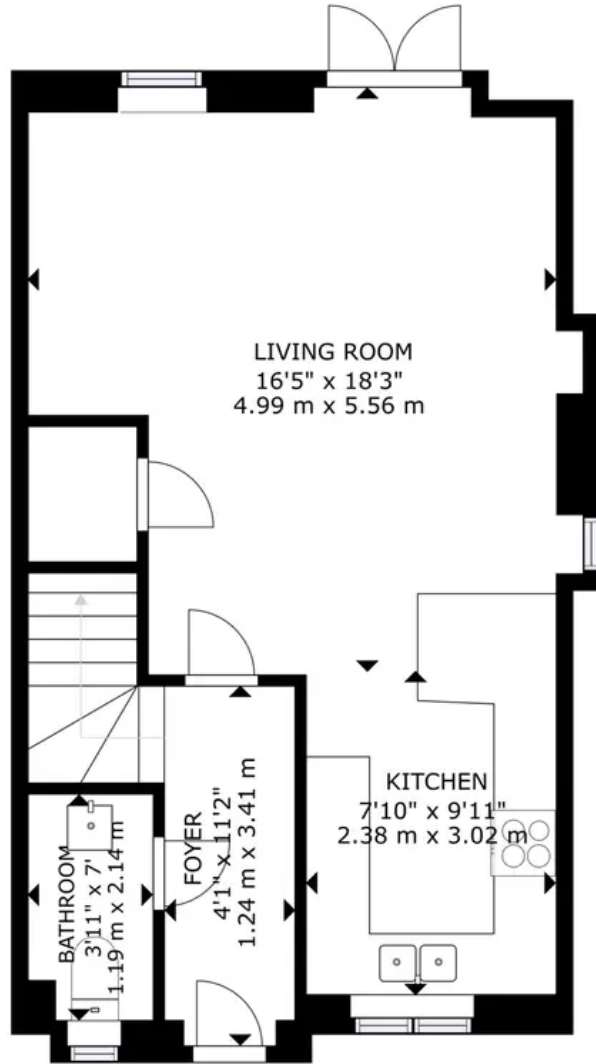
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Family Bathroom: The family bathroom beckons with its captivating design—a meticulously selected toilet paired with an elegant wash basin. The room's focal point is a luxurious bathtub and shower combination, inviting you to indulge in moments of tranquility. A towering chrome towel rail graces the bathroom, offering both function and opulence. Its sleek design and ample size ensure your towels are always warm and ready for use. Housing the advanced Dakin 7KW LT Monobloc Heat Pump, a discreetly located storage cupboard also accommodates the boiler. This integration of modern heating technology showcases the meticulous attention to detail that defines every aspect of this exceptional property.

Elevated, Innovative Living: Modern living is redefined through cutting-edge smart home features, including integrated color-controlled downlights, under-cabinet lighting, mains wired smoke detection, and a preinstalled cable for EV charging, promoting both convenience and sustainability.







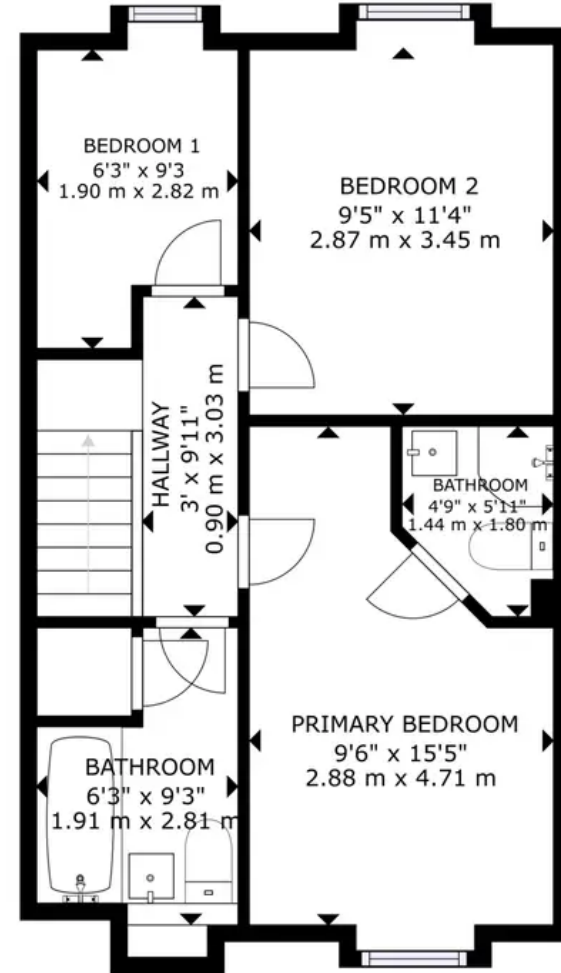
LIVING ROOM
16'5" x 18'3"
4.99 m x 5.56 m

KITCHEN
7'10" x 9'11"
2.38 m x 3.02 m

FOYER
4'1" x 11'2"
1.24 m x 3.41 m

BATHROOM
3'11" x 7'
1.19 m x 2.14 m

FLOOR 1



BEDROOM 1
6'3" x 9'3"
1.90 m x 2.82 m

BEDROOM 2
9'5" x 11'4"
2.87 m x 3.45 m

HALLWAY
3' x 9'11"
0.90 m x 3.03 m

BATHROOM
4'9" x 5'11"
1.44 m x 1.80 m

BATHROOM
6'3" x 9'3"
1.91 m x 2.81 m

PRIMARY BEDROOM
9'6" x 15'5"
2.88 m x 4.71 m

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 483 sq ft, 44.91 m², FLOOR 2: 444 sq ft, 41.25 m²
TOTAL: 2062 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



RDR Dassaur estate agents

Unit 2 Nelson Dale Wharf Street, Warwick - CV34 5LB

01926268989

Admin@RDRDassaur.co.uk

rdrdassaur.co.uk/

