



27 Sunnydale Close

Ivybridge, Plymouth, PL21 9FZ

Offers Over £325,000



Modern, extended, detached family home, built in 2019, with off-road parking & a garage. Situated in a cul-de-sac location the accommodation comprises an entrance hall, cloakroom, lounge, kitchen & garden room (currently being used as a dining room) 3 bedrooms, master ensuite & family bathroom. To the rear is a landscaped, low-maintenance garden providing a perfect entertainment area.



SUNNYDALE CLOSE, IVYBRIDGE, DEVON PL21 9FZ

ACCOMMODATION

Composite front door, with double-glazed panel, opening into the entrance hall.

ENTRANCE HALL

Staircase rising to the first floor landing. Doors providing access to the cloakroom, kitchen and lounge.

CLOAKROOM 5'5" x 4'8" max (1.66 x 1.43 max)

Matching white suite comprising a low-level wc and pedestal wash handbasin with mixer tap and tiled surround. Obscured uPVC double-glazed window to the front. Air circulation vent.

LOUNGE 18'4" x 10'1" (5.6 x 3.09)

Dual aspect with a uPVC double-glazed window to the front and double-glazed bi-folding doors opening to the garden room.

GARDEN ROOM 11'0" x 9'4" max (3.36 x 2.86 max)

Wall-mounted upright, contemporary radiator. uPVC double-glazed windows to the side and rear. uPVC double-glazed door to the side providing access to the rear garden. Velux roof window.

KITCHEN 18'4" x 14'10" max (5.6 x 4.53 max)

Fitted with an attractive range of base and wall-mounted units incorporating roll-edged laminate work surfaces with inset stainless-steel one-&-a-half bowl sink and mixer tap, inset 4-ring gas hob and filter hood over. Integrated oven. Spaces for a washing machine, dishwasher, fridge/freezer and tumble dryer. Central island unit. uPVC double-glazed windows to the front and rear. uPVC double-glazed door opening to the rear garden.

FIRST FLOOR LANDING 8'0" x 10'4" (2.44 x 3.17)

Doors providing access to the first floor accommodation. uPVC double-glazed window to the rear. Access hatch, with pull-down ladder, to insulated roof space with power and lighting.

BEDROOM ONE 11'8" x 10'2" (3.57 x 3.11)

uPVC double-glazed window to the front. Air circulation vent. Door opening to the ensuite.

ENSUITE 6'6" x 3'8" max (1.99 x 1.12 max)

Fitted with a matching white suite comprising a fitted shower cubicle, pedestal wash handbasin with a mixer tap and tiled surround and close-coupled wc. Air circulation vent. Wall-mounted chrome towel rail. Obscured uPVC double-glazed window to the front.

BEDROOM TWO 10'11" x 10'0" (3.33 x 3.07)

uPVC double-glazed window to the front. Built-in storage cupboard. Air circulation vent.

BEDROOM THREE 8'0" x 7'6" (2.45 x 2.29)

uPVC double-glazed window to the rear. Air circulation vent.

BATHROOM 6'10" x 6'3" (2.09 x 1.93)

Fitted with a matching white suite comprising panel bath with fitted shower over, pedestal wash handbasin and close-coupled wc. Wall-mounted heated towel rail. Air circulation vent. Obscured uPVC double-glazed window to the rear.

OUTSIDE

To the front of the property there is a driveway providing parking for one vehicle to the fore of the garage. The front garden is laid to gravel with inset shrubs for ease of maintenance and a paved path leads to the front door. To the rear there is an enclosed, landscaped garden including an area of artificial grass and a large, paved patio with deep flowering shrub borders, providing a perfect entertainment space and also with low maintenance in mind.

GARAGE 22'11" max x 11'8" (7 max x 3.56)

Up-&-over door. Power and electric available.

AGENT'S NOTE

South Hams District Council
Council Tax Band: D

Over 5 years left on the NHBC

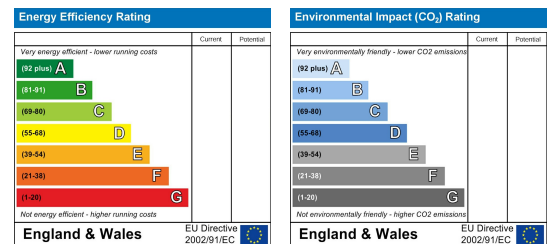
Area Map



Floor Plans



Energy Efficiency Graph



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