



## 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

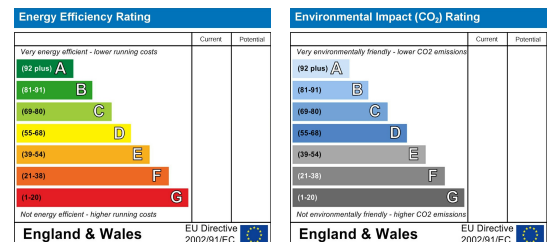
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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