



2 Canterbury Close

, Ivybridge, PL21 0YG

£400,000



Detached family home situated in a popular residential area with easy access to the moors & the A38. The accommodation comprises an entrance hall, cloakroom, lounge, dining room, kitchen, play room/bedroom 5 & utility, cloakroom, 4 bedrooms, master ensuite & family bathroom. There is off-road parking for 2 vehicles on the driveway & an enclosed west-facing rear garden with a large shed.



CANTERBURY CLOSE, IVYBRIDGE PL21 0YG

ACCOMMODATION

uPVC obscured double-glazed door opening into the entrance hall.

ENTRANCE HALL 15'9" x 6'3" (4.82 x 1.92)

Grey wood-effect laminate flooring. Staircase rising to the first floor landing with under-stairs storage cupboard. Doors opening to the lounge, kitchen and play room/bedroom five.

PLAY ROOM/BEDROOM FIVE 16'1" x 7'9" (4.91 x 2.37)

uPVC double-glazed window to the front. Laminate wood flooring.

LOUNGE 16'6" x 10'7" (5.03 x 3.25)

Feature fireplace with inset 'Living Flame' gas fire with marble surround and wood mantel. uPVC double-glazed window to the front. Continuation of the grey wood-effect laminate flooring. Open plan access into the dining room.

DINING ROOM 10'0" x 9'0" (3.05 x 2.75)

Continuation of the grey wood-effect laminate flooring. Sliding uPVC double-glazed door opening to the rear garden. Door opening to the kitchen.

KITCHEN 12'3" x 10'0" (3.75 x 3.06)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate work surfaces with inset one-&-a-half bowl sink unit with mixer tap and white brick-effect tiled splash-backs. Integrated range cooker. Space for upright fridge/freezer. Space for dishwasher. Additional breakfast bar area. uPVC double-glazed window to the rear. Extractor hood. Tiled floor. Door opening into the utility.

UTILITY 6'1" x 4'11" (1.86 x 1.52)

Fitted with matching base and wall-mounted units incorporating roll-edged laminate work surfaces with inset stainless-steel sink unit, mixer tap with white brick-effect tiled splash-back. Spaces for a washing machine, tumble dryer and/or fridge. Wall-mounted Worcester boiler. Ceramic tiled floor. Obscured uPVC double-glazed door opening to the side passage. Door opening into the cloakroom.

CLOAKROOM 4'9" x 4'0" (1.47 x 1.23)

Fitted with a matching suite comprising close-coupled wc and pedestal wash handbasin. Partly-tiled walls. Obscured uPVC double-glazed window to the rear. Ceramic tiled floor.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Airing cupboard housing the hot water cylinder. Access hatch to fully-boarded and insulated roof void with power and lighting.

BEDROOM ONE 15'7" x 11'5" max (4.77 x 3.5 max)

Fitted double wardrobe. Further storage cupboard. uPVC double-glazed window to the front. Door opening into the ensuite.

ENSUITE 7'3" x 5'8" max (2.21 x 1.74 max)

Fitted with matching suite comprising shower cubicle, pedestal wash handbasin and close-coupled wc. Fully-tiled walls and floor. Ceiling spotlighting. Chrome heated towel rail. Obscured uPVC double-glazed window to the front.

BEDROOM TWO 14'1" x 8'2" (4.31 x 2.5)

uPVC double-glazed window to the front. Fitted wardrobes.

BEDROOM THREE 11'2" x 8'1" (3.41 x 2.48)

Fitted wardrobes. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM FOUR 11'5" x 7'7" (3.49 x 2.33)

uPVC double-glazed window to the rear overlooking the garden.

BATHROOM

Fitted with a matching suite comprising panel bath with a fitted shower over, pedestal wash handbasin and close-coupled wc. Partly-tiled walls. Extractor fan. Tiled floor. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached via a tarmac driveway providing off-road parking for 2 vehicles, bordered on both sides by a section of lawn, with hedging running along one side. To the rear there is an enclosed garden which is west-facing, with the main garden laid to lawn, a curved paved patio seating area and a paved path leading down towards a large wooden garden shed (3.6m x 3m) with power and lighting.

AGENT'S NOTE

South Hams Distric Council
Council Tax Band: E

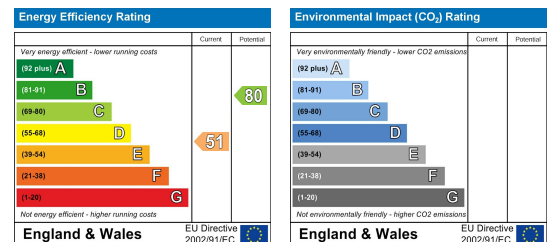
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.