



## 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**

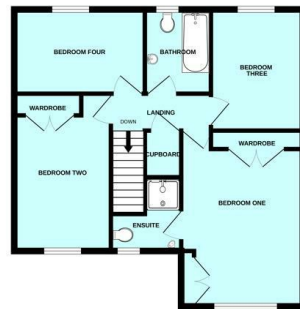


**Floor Plans**

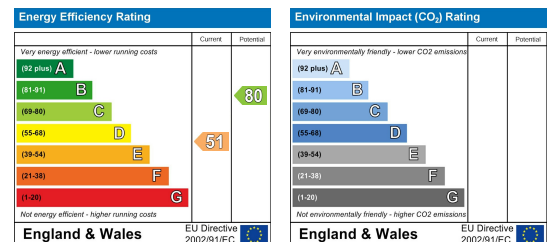
GROUND FLOOR



1ST FLOOR



**Energy Efficiency Graph**



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