



Our View “A property that must be seen to be appreciated”

A delightful, extended detached three bedroom property with bright and spacious living areas along with well maintained enclosed gardens located on a quiet culdesac in the sought after village of Ipplepen

The accommodation begins with an entrance hallway that includes a useful storage cupboard and provides access to the bright and spacious living room, situated at the front of the property and enjoying a double-glazed window. Internal sliding doors lead into the delightful, spacious family dining room, which forms part of an extension. This room features double-glazed windows with electric blinds and doors opening onto the rear garden, wood-effect flooring, and two large skylights that provide plenty of natural light. An internal door gives access to the fitted kitchen, which comprises a range of matching wall and base units, a stainless steel sink with mixer tap and drainer, space for a fridge-freezer, washing machine, dishwasher, and a cooker point, along with a door leading back to the entrance hallway. From the entrance hallway, access is provided to two bedrooms, both featuring double-glazed windows. Completing the ground floor

accommodation is a well-presented wet room with a low-level flush WC, pedestal wash basin, and walk-in shower, complemented by fully tiled walls and an obscure double-glazed window to the front. Stairs rise from the entrance hallway to the first floor, where you will find the master bedroom, which includes a double-glazed window to the front, a useful storage cupboard housing the combination boiler, and access to an en-suite bathroom. The en-suite features a low-flush WC, pedestal wash hand basin with storage beneath, an electric-fed shower, and a corner bath, along with an obscure double-glazed window to the front and partially tiled walls. From here, a door provides access to a superb dressing room—a standout feature of the property—incorporating bespoke wardrobes and additional eaves storage, with a Velux window to the rear. Externally, the property boasts well-presented surrounding gardens and a tarmac driveway offering parking for several vehicles at the front, passing a well-maintained, low-maintenance front garden. From the driveway, there is access to a useful storage area with double doors and power and light provided. Further benefits include an EV charging point. To the rear, you will find a superb enclosed garden. From the family room, double doors open onto a raised decking area, ideal for outdoor dining and entertaining. Further access leads to another raised decking area, which connects via steps to

the main garden, laid to lawn with a pathway running through, passing an assortment of attractive flowerbeds. A wooden-built summer house and storage shed are also included. Secure gated access is available on one side.

- Superb detached property
- Spacious living room
- Delightful family / dining room
- Fitted kitchen
- Wet room
- Three bedrooms (master ensuite)
- Workshop
- Enclosed goodsize gardens
- Driveway
- Quiet culdesac location





Ground Floor Area: 93.4 m² ... 1005 ft²



First Floor Area: 31.7 m² ... 341 ft²

