



Hazel Lane
Ivybridge, Plymouth
PL21 0ZA

£475,000

LUKE BOON
POWERED BY exp UK



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		91	92
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Graph

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Built in 2021 in the popular Saxon Gate development by Wain Homes which is located on the edge of Ivybridge. Hazel Lane gives easy access to Ivybridge Train Station, Ivybridge Town Centre, Ivybridge Community College and Stowford Primary School. Further amenities include a local bus route into the town centre and into Plymouth. Ivybridge Town Centre has an array of local and national traders, pubs and eateries. Ivybridge Leisure Centre and The Watermark are located within the Town Centre. Located on the edge of the A38 Devon Express Way, Ivybridge is located around 10 miles away from Plymouth and is a popular commuter town to both Plymouth and Exeter. Ivybridge Train Station has trains to Paddington Station and to Birmingham New Street.

You enter the property into a large open entrance hall, which gives access through to the lounge, open plan kitchen/dining room and cloakroom. There is a storage cupboard with spaces for shoes and coats and stairs leading up to the first floor. A LVT herringbone floor runs throughout the downstairs of the property.

The lounge is positioned at the front of the property and has dual aspect windows to the front and side elevation. The room is a great size and is well presented.

Located at the rear of the property is the open plan kitchen/dining room which leads through to the snug and the utility room. The kitchen is superbly presented with a wide range of integral appliances, including a double oven, fridge/freezer, washing machine and dishwasher. There is a wide range of wall and base mounted units, complete with a Quartz work surface over. There is ample space for a large table and chairs, with an opening leading through to the snug and French doors opening out onto the rear garden.

The snug has a floor to ceiling window which overlooks the rear garden. The whole of the rear of the property is perfect for entertaining with family and friends.

The utility room has a door which opens onto a patio area, with a range of wall and base mounted units and a Quartz work surface over which matches the kitchen. There is a hand wash basin with mixer tap over and a cupboard housing the combi-boiler.

Upstairs, the landing has a hatch giving access to the partially boarded loft, a window to the front elevation and access to all four double bedrooms and the family bathroom.

The main bedroom is located at the front of the property and has a large built in wardrobe with sliding doors and has access to an en-suite bathroom. The room is a great size with a window to the front elevation. The en-suite has a tiled floor and splash backs, a large walk in shower, low level w/c, hand wash basin and extraction fan. There is an obscured window to the side elevation to finish.

Bedrooms two and three are located at the rear of the property and are a similar double size. Both bedrooms have a window to the rear elevation. Bedroom two has a built in storage cupboard and attractive paneling. Bedroom four is a smaller double bedroom, which is located at the front of the property and has a window to the front elevation. The family bathroom has a matching suite and tiles to the en-suite, with a tiled floor and splash backs, walk in shower cubicle, bath, low level w/c and hand wash basin.

There is a heated towel rail, extraction fan and an obscured window to the rear elevation.

The property has 6 years remaining on the NHBC certificate. The property qualifies for a Green Mortgage deal for the B rating on the EPC.

Externally, the rear garden is private and has been landscaped. There is a large patio area, lawn and a raised decked area. The garden is access via the utility room and the open plan kitchen/dining room. There are two large storage areas to the side of the house.

The front garden is mainly laid to lawn and has a path leading round to a gate which gives access to the rear garden. There is a driveway leading to the garage storage room, which has power and an up and over door.

Tenure - Freehold

EPC - E

Council Tax Band - B 91/92

Services - Mains Water, Drainage, Electricity & Gas. Access to Fibre Broadband

