



Drovers Way | | Ivybridge, Woodlands | PL21 9XA

Offers over £425,000



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# Drovers Way | Ivybridge, Woodlands | PL21 9XA Offers over £425,000

Situated in one of the most sought-after areas of Ivybridge, this impressive three-bedroom detached bungalow offers a rare opportunity to own a spacious and stylish home in a peaceful, family-friendly setting. Ivybridge itself is a charming small town that continues to grow in popularity, thanks to its excellent schools, welcoming community, and close proximity to stunning countryside and scenic walking routes—making it an ideal place to raise a family or enjoy a more relaxed pace of life.

Inside, the property has been thoughtfully updated and maintained to a high standard throughout. The accommodation comprises three well-proportioned double bedrooms, with the principal bedroom benefitting from a beautifully renovated en suite shower room finished to a modern standard. A further newly renovated family bathroom features a sleek walk-in shower, contemporary tiling, and the added luxury of underfloor heating.

- The Woodlands Development
- Private Driveway
- 3 Double Bedrooms
- New Family Bathroom
- Built In Wardrobes
- Detached Family Bungalow
- Garage with Electric Door
- Renovated Ensuite
- Utility Room
- Fully Private & Flat Garden

## Living Room

17,11 x 13,01 (5.18m,3.35m x 3.96m,0.30m)

## Dinning Room

13,00 x 9,06 (3.96m,0.00m x 2.74m,1.83m)

## Kitchen

11,06 x 9,07 (3.35m,1.83m x 2.74m,2.13m)

## Utility Room

6,11 x 5,08 (1.83m,3.35m x 1.52m,2.44m)

## Bedroom 1

11,08 x 11,06 (3.35m,2.44m x 3.35m,1.83m)

## Bedroom 2

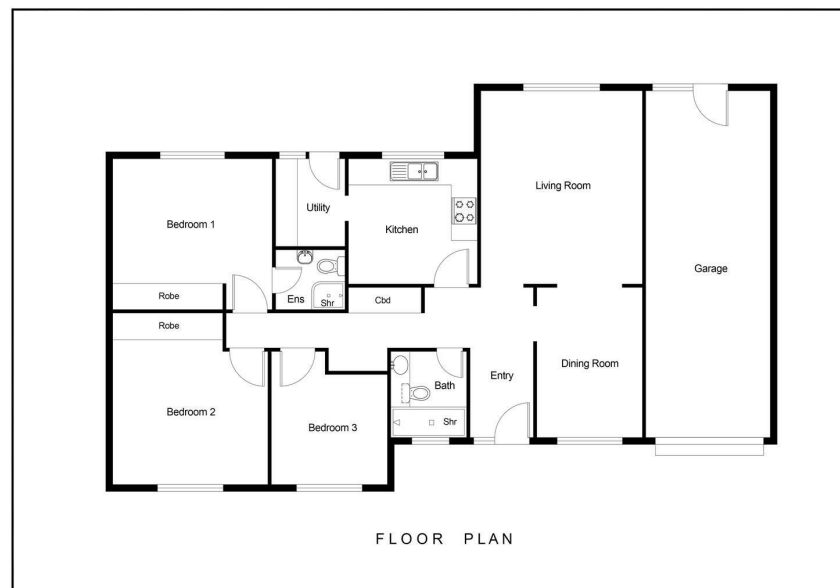
11,09 x 11,09 (3.35m,2.74m x 3.35m,2.74m)

## Bedroom 3

9,10 x 8,04 (2.74m,3.05m x 2.44m,1.22m)

## Garage

32,00 x 9,06 (9.75m,0.00m x 2.74m,1.83m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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