



**Connells**

Woodburn Close  
Ivybridge



### Property Description

Connells are proud to present this gorgeous, spacious FOUR BEDROOM family home set in the sought after western side of Ivybridge within walking proximity of the centre and local amenities. This is on the market for the first time in 40 years and has been well-maintained and decorated throughout. Benefiting from an enlarged garage and with parking for up to 5 cars. The loft has been converted generating extra space. There are solar panels fitted which are paid for and generate an income. In summary, a superb property which is generously proportioned and set in a great plot.

An early viewing is highly recommended; please call the team on 01752 691200.

### Entrance Porch

Door to the front.

### Entrance Hall

Carpet. Radiator.

### Lounge

13' 8" x 12' 6" ( 4.17m x 3.81m )

Double glazed window front. Window seat with storage underneath. Gas Fireplace. Carpet. 3 double socket, 1 single socket. Cupboard for consumer unit, landline, broadband and storage. Understairs cupboard with shelving, holds pump and controls for heating.

### Kitchen/Dining Room

15' 7" x 10' 9" ( 4.75m x 3.28m )

Two double sockets and double USB points, two cooker points and a further double under the sink for dishwasher and hot tap system. Instant hot water tap. NEFF double oven and induction hob. AMTICO vinyl flooring.

### Utility

One double socket for washing machine. Heated towel rail. Storage cupboard above doorway. Isolation points for shower and for

outside tap. Lights to back garden and shower room.

### Office

One double socket. Worktop and shelving to stay with property. Ceiling fan and light. large Velux window. This room has been used as a guest bedroom and has blinds and curtains.

### Shower Room

Electric shower. Underfloor heating.

### Landing And Stairs

Small velux window and shelving. Heated towel rail on the landing.

### Bedroom 1

18' 7" x 11' 7" ( 5.66m x 3.53m )

Carpet. Door to en suite. 4 double sockets. TV aerial. Air con unit. Velux window. Access to loft storage. Window to rear

### En Suite

WC, wash hand basin, window to side. Shaver socket & mirrored cabinet.

### Bedroom 2

15' 9" x 9' 4" ( 4.80m x 2.84m )

Two single sockets. Windows to front. Radiator. Carpet.

### Bedroom 3

9' 3" x 9' 4" ( 2.82m x 2.84m )

Double glazed window to the rear. Radiator. One double and one single socket. Carpet. airing cupboard with shelving & storage

### Bedroom 4

7' 2" x 6' 7" ( 2.18m x 2.01m )

Bespoke cabin bed, shelves and

storage. Radiator. Window to front. Two Single Sockets. Carpet.

### Bathroom

Double glazed window to the rear. Electric shower over bath. Wash hand basin. Low level flush wc. Storage cupboard. Shaver socket. Heated towel rail.

### Extended Garage

22' x 9' 10" ( 6.71m x 3.00m )  
Power and light. Double exterior socket. 16amp fuse plug, suitable for car charging. Window to side

### Greenhouse

16' x 8' ( 4.88m x 2.44m )  
This is negotiable. Includes electrics, staging, auto opening vents and louvre panels. Power.

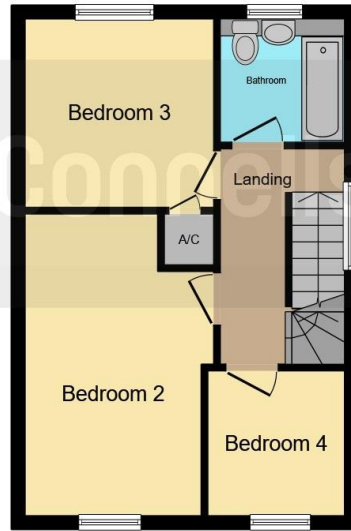
### Garden Shed

7' x 5' ( 2.13m x 1.52m )





**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Awaiting Photograph

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/IVY305760](http://connells.co.uk/Property/IVY305760)**

Tenure: Freehold



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