



**Connells**

Sunnydale Close  
Ivybridge





### Property Description

Introducing an exquisite three-bedroom detached new build, designed with contemporary elegance and modern living in mind. This stunning property boasts a larger garage and driveway, ensuring ample parking space for you and your guests.

Step inside and be greeted by a stylish interior adorned with elegant tones, creating a warm and inviting atmosphere. The property features two spacious double bedrooms, perfect for creating your own private sanctuary, and a generous single bedroom that offers versatility and flexibility.

Indulge in the serenity of the secluded garden, adorned with lush shrubs and a delightful patio area. This sun trap is the perfect spot to relax, entertain, and soak up the natural beauty that surrounds you.

Convenience is at your fingertips, as this property is ideally located close to the A38, making it an ideal choice for commuters. Enjoy the perfect balance of suburban tranquility and easy access to amenities, ensuring a seamless lifestyle.

With a price of offers over £325,000, this exceptional property offers a remarkable opportunity to own a modern and luxurious home in a highly desirable location. Don't miss out on this chance to make your dreams a reality. Contact us today to arrange a viewing and embark on a new chapter of refined living.

### Accommodation

Composite front door, double glazed panel, opening into the entrance hall.

### Entrance Hall

Staircase rising to the first floor landing, Doors provide access to the cloakroom, kitchen & lounge

### Cloakroom

5' 5" x 4' 8" ( 1.65m x 1.42m )  
Matching white suite comprising a low-level wc & pedestal wash hand basin with mixer tap & tiled surround. Obscured uPVC double-glazed window to the front. Air circulation vent.

### Lounge

18' 4" x 10' 1" ( 5.59m x 3.07m )  
Dual aspect with a uPVC double-glazed window to the front and double glazed bi-folding doors opening to the garden room.

### Garden Room

11' x 9' 4" ( 3.35m x 2.84m )  
Wall mounted upright radiator. uPVC double glazed windows to the side and rear. Door to the rear garden & velux room window.

### Kitchen

18' 4" x 14' 10" ( 5.59m x 4.52m )  
Attractive wall & base mounted units, with roll-edged work surfaces with inset stainless-steel sink & mixer tap. 4 ring gas hob & fitted hood over. Integrated oven. Spaces for a washing machine, dishwasher, fridge freezer & tumble dryer. Central island unit. uPCV double-glazed windows to front & rear. door to rear garden.

### First Floor Landing

uPVC double glazed window to rear, Loft access with pull down ladder to insulated roof space with power & lighting.

### Bedroom One

11' 8" x 10' 2" ( 3.56m x 3.10m )  
Double bedroom, double glazed window to front. Air circulation vent, door opening to the en-suite.

### Ensuite

6' 6" x 3' 8" ( 1.98m x 1.12m )

Shower cubicle, wash hand basin with mixer tap, tiled surround, air circulation vent, wall-mounted chrome towel rail. Obscured uPVC window to front.

### Bedroom Two

10' 11" x 10' ( 3.33m x 3.05m )

double bedroom, uPVC double-glazed window to the front. Built in storage cupboard. Air circulation vent.

### Bedroom Three

8' x 7' 6" ( 2.44m x 2.29m )

uPVC double glazed window to rear, generous single bedroom, air circulation vent.

### Family Bathroom

Fitted with a matching suite, bath with fitted shower over, wash hand basin, WC. Wall mounted towel rail. Obscured uPVC to the rear.

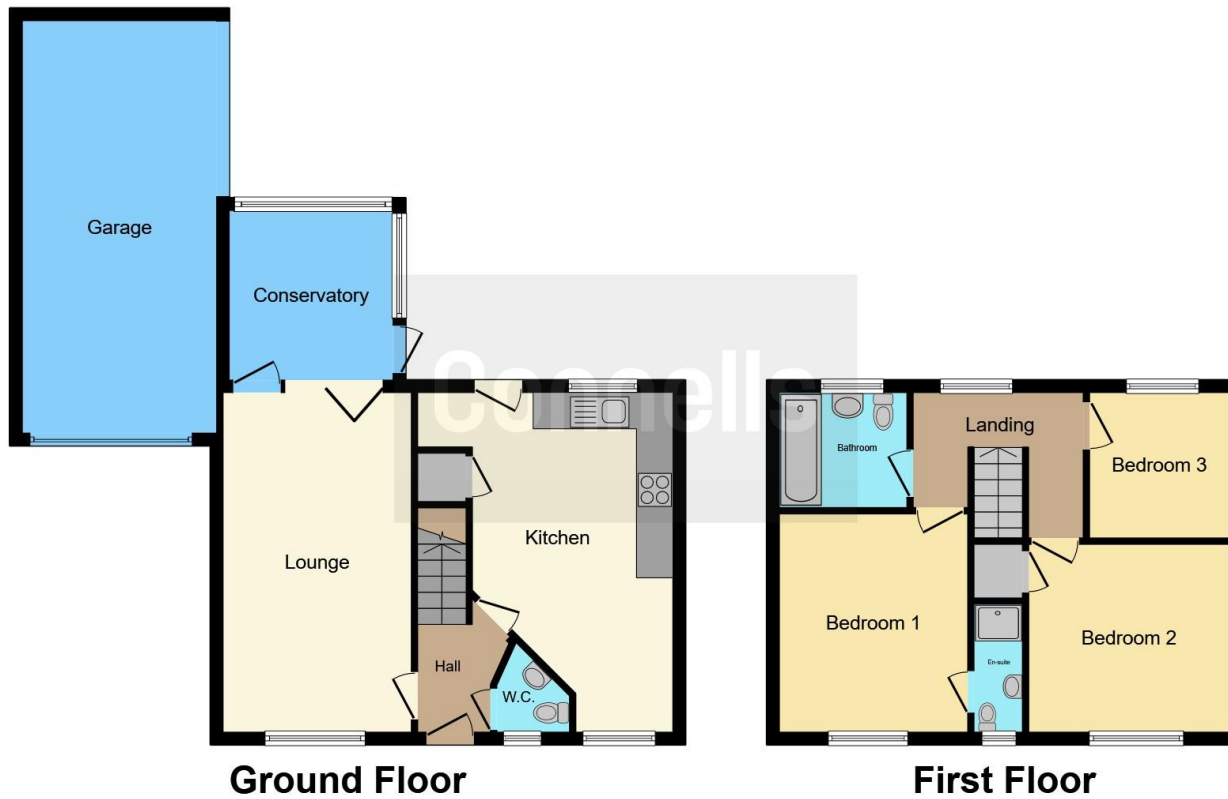
### Garage

22' 11" x 11' 8" ( 6.99m x 3.56m )

Up & over door, storage in the eaves, power and electric available.







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)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/IVY306631](http://connells.co.uk/Property/IVY306631)**



Tenure: Freehold



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