



Connells

Maple Grove
Ivybridge



Property Description

Stunning 4-Bedroom Detached Home

This beautifully designed modern home, built in 2023 by Wain Homes, offers a perfect blend of contemporary style and functionality. With four spacious bedrooms, including a master en-suite, this property is ideal for family living. The open-plan kitchen diner provides a fantastic space for entertaining and family meals, featuring high-end finishes and modern appliances. A good sized living room offering plenty of natural light with a bay window and a convenient downstairs WC adds to the practicality of the home.

Outside, the landscaped, fully enclosed rear garden offers a peaceful retreat, perfect for relaxing or entertaining, while the private driveway provides off road parking for two vehicles.

Maple Grove is a peaceful cul-de-sac located on the edge of Ivybridge, a charming town offering a selection of shops, restaurants, and cafes. With easy access to Dartmoor National Park, it's the perfect spot for dog walking and nature trails, combining convenience with beautiful outdoor spaces.

Entrance Hall

Double glazed door to the front elevation, door access to lounge, kitchen, downstairs cloakroom, stairs to first floor, tiled floor, radiator

Lounge

11' x 15' 1" (3.35m x 4.60m)

Double glazed bay window to the front elevation, carpet, two radiators

Kitchen/Diner

11' x 21' 3" (3.35m x 6.48m)

Double glazed window to the rear elevation, fitted kitchen with wall and base units, undermount sink with drainer and mixer tap, integrated fridge freezer, integrated electric cooker, gas 4 ring hob, extractor hood, white work surfaces, storage cupboard, tiled floor, radiator, double glazed patio doors to the rear elevation leading to the rear garden

Downstairs Cloakroom

Double glazed window to the front elevation, wash hand basin, low level wc, tiled floor, radiator

Landing

Doors access to bedrooms and bathroom, loft access

Bedroom One

10' 1" x 11' 5" (3.07m x 3.48m)

Double glazed window to the front elevation, fitted double mirrored sliding wardrobes, door access to en-suite, radiator

En-Suite

Shower cubicle, low level WC, wash hand basin and vanity unit, part tiled, extractor fan, chrome ladder towel rail

Bedroom Two

9' x 9' (2.74m x 2.74m)

Double glazed window to the rear elevation, radiator

Bedroom Three

11' x 6' 1" (3.35m x 1.85m)

Double glazed window to the rear elevation, radiator

Bedroom Four

Double glazed window the front elevation, radiator

Bathroom

Bath with mixer tap, wash hand basin and vanity unit, low level wc, part tiled, extractor fan, chrome ladder towel rail

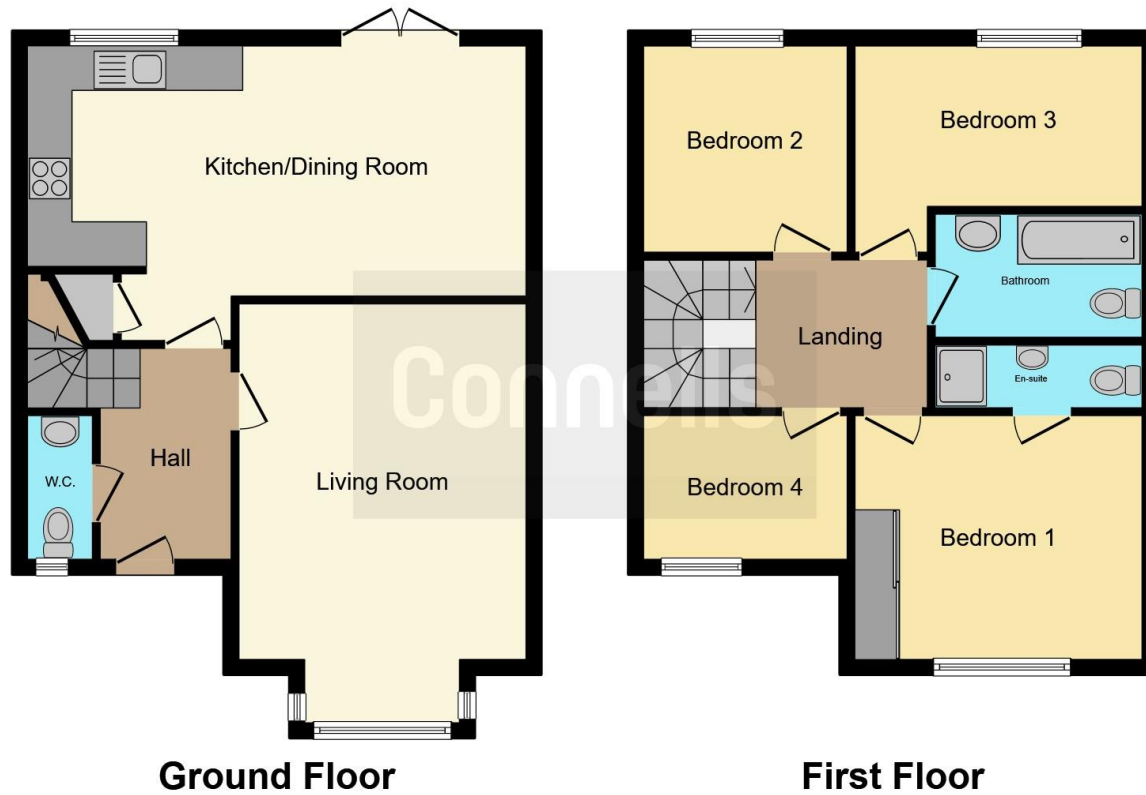
Rear Garden

Spacious rear garden, fully enclosed with side gate access, patio area and laid to lawn, level plot, shed, electrical point

Parking

Driveway for two cars





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

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EPC Rating: A

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Tenure: Freehold



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Property Ref: IVY306757 - 0009