



**Connells**

Oaktree Close  
Ivybridge





### Property Description

Connells are proud to present a superb 3 bedroom detached bungalow located in the calm cul-de-sac location of Oaktree Close. With 3 brilliant sized bedrooms and the addition of a master ensuite turned wet room, This bungalow offers the perfect blend of space and comfort.

Located just off of Oaktree Close, you can reap the benefits of privacy and seclusion whilst still being within a close proximity of the local town centre and Amenities.

The master bedroom offers great storage options with built in wardrobes and also benefiting from a Wet room for added convenience. Bedroom two also has built in wardrobes and provides a great amount of space for furniture. Bedroom three is currently used as an office space and also features another integrated wardrobe.

The living area offers an open set lounge-diner that leads into a stunning conservatory/garden room which provides the property with an abundance of natural light from the south facing garden, perfect for relaxing. The modern fitted kitchen compromises an integrated hob and wall mounted cooker with the additional benefit of a separate utility to house a washing machine and a fridge/freezer.

With a gorgeous wrap around garden, there is always an area to enjoy the sunshine and experience the privacy that Oaktree Close has to offer. The double garage is a great way to keep storage and also use as a functional space with its supply of water and electric.

### Lounge

22' 11" max x 21' 4" max ( 6.99m max x 6.50m max )

L shaped room, door access to kitchen on right side, Double glazed window to front and side elevation, patio doors to conservatory, fire place with mantle surrounding. 3x radiators to front and side elevation.

### Kitchen

11' max x 9' 8" max ( 3.35m max x 2.95m max )

Newly fitted wall and base mounted units, door access to utility on right hand side, Double glazed window to rear, integrated hob and oven.

### Utility Room

7' 1" max x 5' 4" max ( 2.16m max x 1.63m max )

Door access to garden, wall mounted units housing boiler, base units with space for washing machine/tumble dryer and fridge/freezer.

### Conservatory

10' 9" max x 9' 9" max ( 3.28m max x 2.97m max )



### **Bedroom 1**

13' 7" max x 12' 7" max ( 4.14m max x 3.84m max )

Large double glazed window to rear elevation, radiator, Door access to wet room, built in wardrobes.

### **Wet Room**

Wet room featuring WC, wash hand basin, shower. double glazed window to rear.

### **Bedroom 2**

13' 7" max x 9' 11" max ( 4.14m max x 3.02m max )

Built in storage, double glazed window to front elevation, radiator.

### **Bedroom 3**

9' 3" max x 7' 8" max ( 2.82m max x 2.34m max )

Built in wardrobes, radiator, double glazed window to front, Also used as an office space.

### **Bathroom**

Shower over bath, Wash hand basin, WC, Double glazed window to rear.

### **Garage**

17' max x 16' 11" max ( 5.18m max x 5.16m max )

2 single electric up doors, supplies electric and water for garden hose.

### **Entrance Hall**

2x Storage cupboards, door access to lounge and bedrooms.





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)

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 Band: E

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Tenure: Freehold



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