



Connells

Maton Close
Ivybridge



Property Description

This beautifully maintained three bedroom semi-detached home is set within a quiet cul-de-sac in the sought after town of Ivybridge, ideally located close to local amenities, schools, and transport links.

The property offers generous and well-presented living space throughout, making it an ideal choice for growing families or first time buyers.

The accommodation comprises a welcoming entrance hallway with convenient downstairs WC and a large understairs study area. To the front is a bright and airy lounge, which flows through to a spacious dining and kitchen/breakfast room - perfect for entertaining or everyday family living.

To the rear, a good sized conservatory provides additional reception space and opens out to a fully enclosed, low maintenance rear garden.

Upstairs, there are three bedrooms, two of which benefit from built in wardrobes, along with a modern fitted bathroom with shower.

Externally, the home features a lovely south facing lawned garden to the front, while the rear garden includes access to a driveway and outbuilding - complete with electricity, lighting and up-and-over door.

Cloakroom

WC, wash hand basin.

Lounge

11' 2" max x 15' 10" max (3.40m max x 4.83m max)

Gas fire, Double glazed window to front.

Dining Room

9' 3" max x 8' 5" max (2.82m max x 2.57m max)

Wall mounted radiator.

Kitchen

9' 2" max x 8' 8" max (2.79m max x 2.64m max)

Integrated hob, grill, extractor, cooker. Granite sink. Space for washing machine. Wall and base mounted units.

Study

5' 3" max x 5' 10" max (1.60m max x 1.78m max)

Lighting, space for desk.

Conservatory

7' 7" max x 12' 9" max (2.31m max x 3.89m max)

New roof as of last year. Double glazed windows surround with double glazed door to garden.

Bedroom 1

12' 11" max x 9' 2" max (3.94m max x 2.79m max)

Double glazed window to front aspect. Wall mounted radiator.

Bedroom 2

12' 3" max x 10' max (3.73m max x 3.05m max)

Double glazed window to rear aspect. Wall mounted radiator.

Bedroom 3

6' 11" max x 10' 1" max (2.11m max x 3.07m max)

Double glazed window to front aspect. Wall mounted radiator.

Bathroom

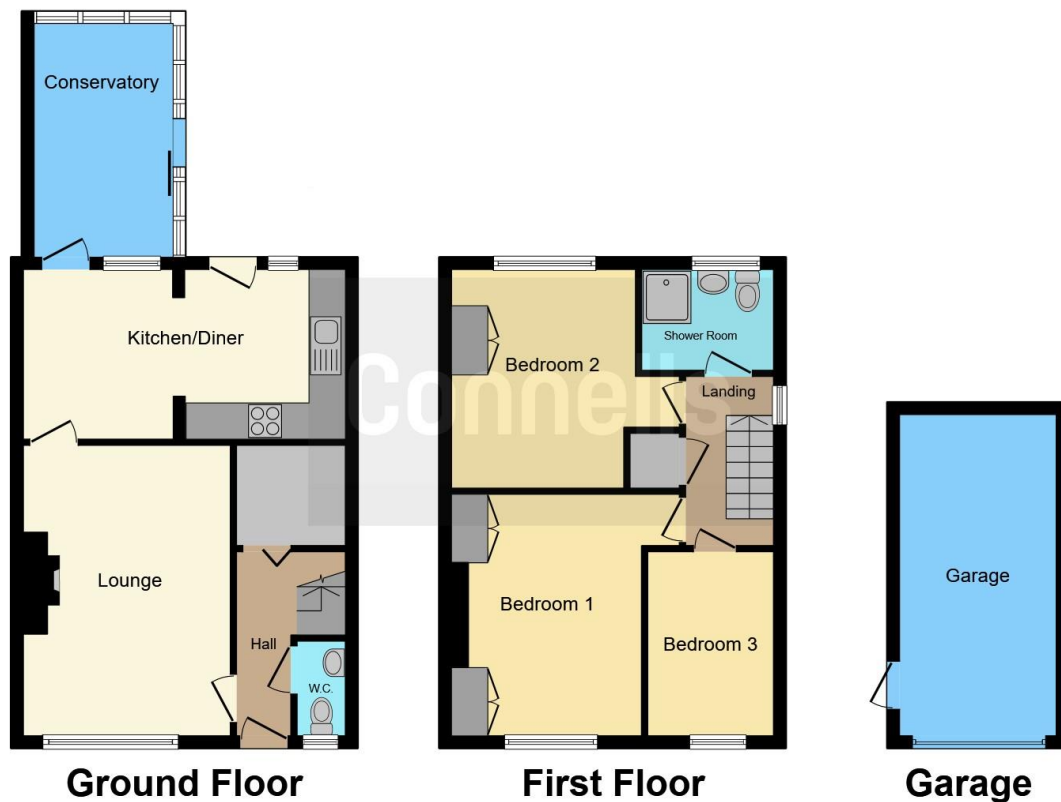
Heated towel rail. Shower, Built in unit with wash hand basin and WC. Double glazed obscured window to rear aspect.

Outbuilding

17' 9" max x 8' 6" max (5.41m max x

2.59m max)
Electric and lighting, up and over door.





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: C Council Tax
 Band: C

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Tenure: Freehold



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