



**22 The
Spinney,
Woodlands,
Ivybridge,
PL21 9TU**

**Guide Price
£485,000**



MILLINGTON TUNNICLIFF

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1769.4
SQFT

FULL DESCRIPTION

ENTRANCE HALL

Entered via PVCu double glazed door into the hallway, full height glazed window to the side, doors leading to the study, downstairs WC, kitchen/breakfast room, cloaks cupboard and lounge, stairs rising to the first floor accommodation, radiator.

STUDY

9' 8" x 8' 1" (2.96m x 2.48m)

Double glazed window to the front elevation, radiator.

DOWNSTAIRS WC

Fitted with a two piece suite to include low level WC, wash hand basin with storage underneath, double doors to storage cupboard offering hanging rail and shelving, radiator, window light, extractor fan.

KITCHEN/BREAKFAST ROOM

11' 7" x 14' 3" (3.54m x 4.36m)

A modern kitchen fitted with a matching range of base and eye level units and granite worksurfaces, integrated fridge, built in eye level double oven, four ring induction hob with extractor over, one and a half bowl stainless steel inset sink with grooved drainer, double glazed window to the rear elevation overlooking the rear garden, radiator, door to the utility room.

UTILITY ROOM

Fitted with a range of modern base units and granite worksurfaces, stainless steel sink unit with single drainer, plumbing for washing machine, PVCu double glazed door leading to the garden, double glazed window to the side elevation, radiator.

LOUNGE

14' 7" x 11' 9" (4.46m x 3.6m)

Double glazed window to the front elevation, radiator, living flame effect gas fireplace with natural stone surround and hearth, sliding doors leading to the dining room.

DINING ROOM

9' 3" x 11' 9" (2.83m x 3.6m)

Double glazing sliding patio doors leading to the conservatory, radiator.

CONSERVATORY

8' 2" x 15' 9" (2.5m x 4.81m)

Double glazed conservatory with windows to three sides and double glazed French doors providing access to the rear garden, double glazed lean-to roof, radiator, tiled flooring.

FIRST FLOOR LANDING

Doors providing access to the bedrooms and the bathroom, door to airing cupboard, access to the loft space.

BEDROOM 1

12' 7" x 11' 11" (3.84m x 3.65m)

Double glazed box window to the front elevation, radiator, door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite to include tiled double shower cubicle with sliding glass screen, pedestal wash hand basin, low level WC, double glazed window to the side elevation, chrome heated towel rail.

BEDROOM 2

8' 11" x 14' 5" (2.74m x 4.41m)

Double glazed window to the rear elevation overlooking the rear garden, radiator.

BEDROOM 3



11' 6" x 12' 0" (3.53m x 3.66m)

Double glazed window to the rear elevation, radiator, sliding mirrored wardrobes offering ample storage space and shelving.

BEDROOM 4

7' 6" x 10' 11" (2.31m x 3.34m)

Double glazed window to the front elevation, radiator, door to over-stairs storage cupboard.

BATHROOM

Fitted with a modern three piece suite to include panelled bath with mains shower over and glass screen, pedestal wash hand basin, low level WC, shaver point, chrome heated towel rail, tiled splash backs, double glazed window to the side elevation.

OUTSIDE

The property is approached via a tarmac driveway offering parking for several vehicles, which leads to the double garage. A pathway leads around to the entrance porch with a front garden area laid to lawn. There is access around both sides of the property leading to the rear garden. The rear garden is mainly laid to lawn and enclosed by natural stone walling topped with mature hedges to the rear and panelled fencing to both sides. There is a raised patio area located behind the garage which is the perfect position for entertaining or a private seating area. A PVCu double glazed door provides access to the rear of the garage. The majority of the garden is completely level and offers a good degree of privacy in the summer months.

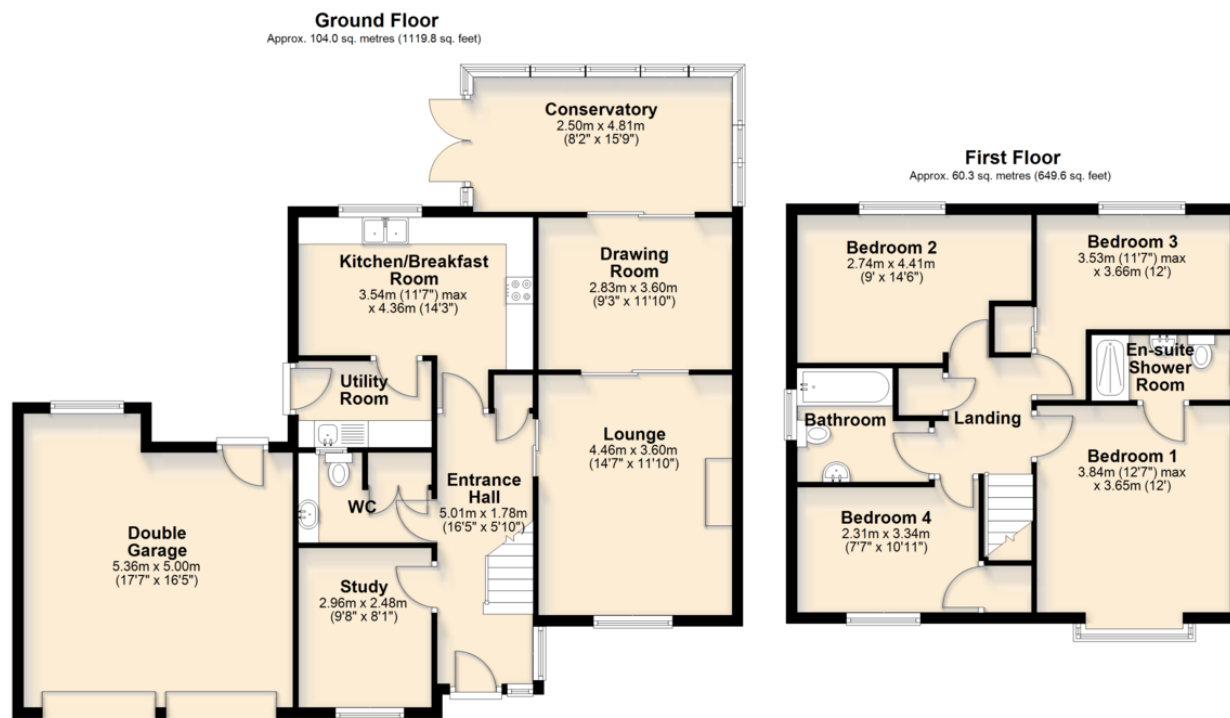
DOUBLE GARAGE

17' 7" x 16' 4" (5.36m x 5m)

Two metal up and over doors, double glazed window to the rear elevation, power and light connected, wall mounted gas combination boiler serving the hot water and central heating



FLOORPLAN



Total area: approx. 164.4 sq. metres (1769.4 sq. feet)

CONTACT

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