



**36 Boringdon
Park,
Woodlands,
Ivybridge,
PL21 9TY**

Asking Price Of
£345,000



MILLINGTON TUNNICLIFF

36 Boringdon Park, Woodlands, Ivybridge, PL21 9TY



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EPC



89

SQM

FULL DESCRIPTION

ENTRANCE HALL

Entered via a PVCu double glazed door, doors to the lounge and WC, stairs rising to the first floor accommodation, radiator.

DOWNSTAIRS WC

Fitted with a modern two piece suite to include low level WC, wash hand basin, double glazed window to the front elevation, radiator.

LOUNGE

16' 0" x 15' 8" (4.89m x 4.79m)

Double glazed window to the front elevation, radiator, coal effect gas fireplace with ornate surround, opening into the kitchen/diner.

KITCHEN/DINER

11' 1" x 15' 8" (3.40m x 4.79m)

A newly fitted kitchen benefitting from a range of modern base and eye level units with contrasting worksurfaces, single drainer sink unit with mixer tap, integrated fridge, built in eye level Bosch double oven with four ring Neff induction hob and extractor hood over, integrated Bosch dishwasher, double glazed window to the rear elevation, double glazed sliding patio doors leading out to the garden, radiator, door to the utility room.

UTILITY ROOM

9' 10" x 7' 3" (3.02m x 2.23m)

Fitted with a range of modern base and eye level units, inset sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, chrome heated towel rail, door to the garage, double glazed sliding patio doors to the rear garden.

LANDING

Doors leading to the bedrooms and bathroom,

double glazed window to the side elevation, radiator.

BEDROOM 1

9' 8" x 13' 8" (2.97m x 4.18m)

Two double glazed windows to the front elevation, radiator, built in double wardrobe offering ample hanging space and shelving, door to over-stairs storage cupboard.

BEDROOM 2

11' 5" x 8' 6" (3.50m x 2.60m)

Double glazed window to the rear elevation, radiator.

BEDROOM 3

11' 5" x 6' 11" (3.50m x 2.11m)

Double glazed window to the rear elevation, radiator, double doors to built in wardrobe offering ample hanging space and shelving.

BATHROOM

A newly fitted bathroom comprising of a four piece suite to include bath with brushed brass fittings, separate shower cubicle with rainfall shower and separate hand attachment, low level WC, wash hand basin with storage underneath and brushed brass fittings, frosted double glazed window to the side elevation, tiled walls and flooring, extractor fan, heated towel rail.

GARAGE

17' 8" x 7' 10" (5.39m x 2.41m)

Electric roller door, door to the utility room, storage space into the eaves.

OUTSIDE

To the front of the property there is a driveway which leads to the garage with a stone chipped area to the side providing additional parking for a further vehicle. A couple of steps rise to the front entrance door. To the rear of the



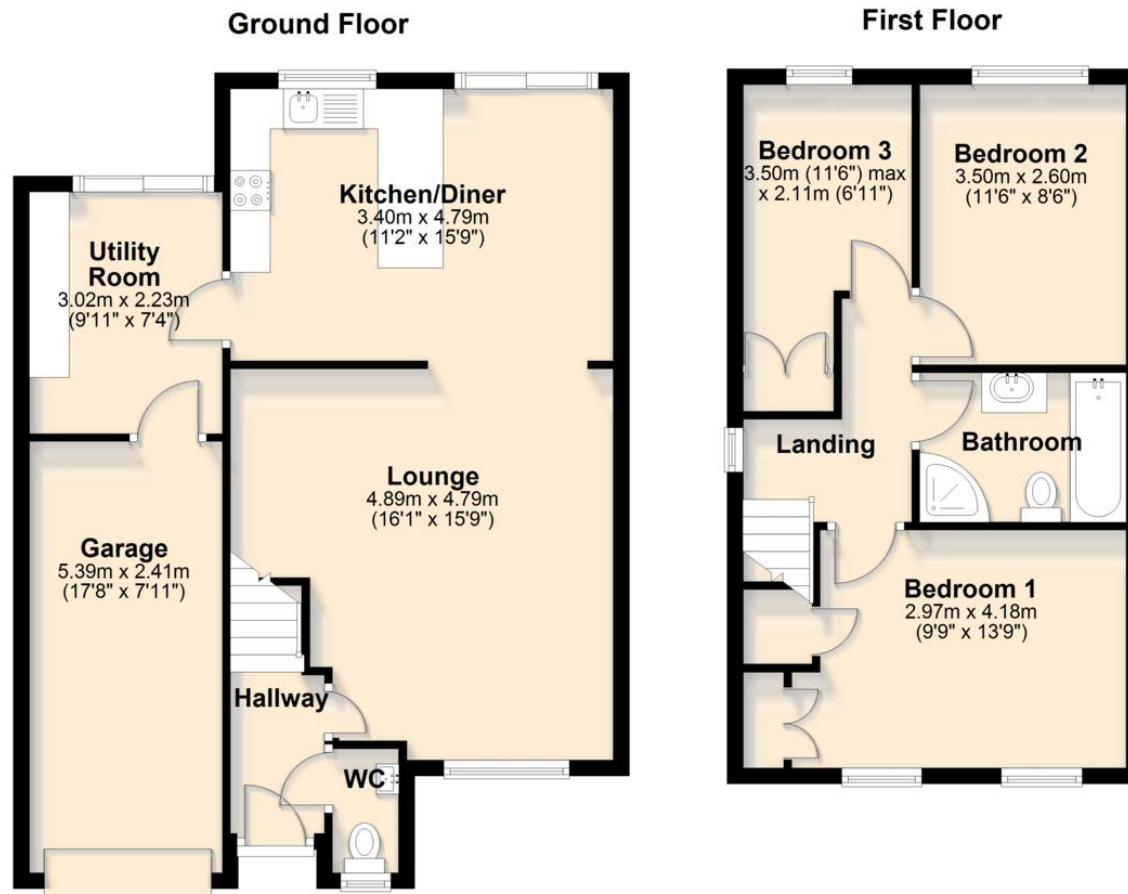
property, there is a level and enclosed rear garden, with a patio area and the remainder laid to lawn. There is a decking area to the left hand corner of the garden which is perfect for enjoying the evening sun. There is access around the side of the property leading to the front.

PROPERTY INFORMATION

Tenure: Freehold
Council Tax: Band D
Mains Water & Drainage
Mains Gas
Mains Electric
Broadband Connected To The Property
Traditional Construction



FLOORPLAN



DIRECTIONS

CONTACT

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