



**9 Pinehurst  
Way,  
Woodlands,  
Ivybridge,  
PL21 9UL**

**Guide Price  
£550,000**



MILLINGTON TUNNICLIFF

9 Pinehurst Way,  
Woodlands,  
Ivybridge,  
PL21 9UL



4



3



2



E



EPC

71



2069.2  
SQFT

## FULL DESCRIPTION

A beautifully presented and extended four/five bedroom detached family home, located in a highly desirable position on the Woodlands side of Ivybridge. The property has been fully modernised throughout and offers versatile accommodation arranged over three floors. The standout feature is the impressive rear kitchen/diner extension, creating a stylish and spacious hub for family living and entertaining, complemented by a comfortable lounge. The first floor hosts a generous master bedroom with dressing room and en-suite, two further double bedrooms, and a family bathroom. The top floor provides an additional spacious bedroom with its own en-suite shower room. Externally, the property benefits from a double garage and enclosed rear gardens, offering a private outdoor space. A superb home combining modern style with flexible living in a sought-after location.

### ENTRANCE HALL

Entered via a PVCu double glazed door into the hallway, doors leading to the lounge, study, downstairs WC and kitchen, door to cloak cupboard and door to under-stairs storage cupboard, stairs rising to the first floor accommodation.

### LOUNGE

**15' 10" x 11' 6" (4.83m x 3.53m)**

Double glazed window to the front elevation, radiator, media wall with living flame effect electric glass fireplace, coving to ceiling.

### DOWNSTAIRS WC

Fitted with a modern two piece suite to include low level WC, wash hand basin with storage underneath, half height tiling to all walls, frosted double glazed window to the front

elevation, radiator.

### STUDY/BEDROOM 5

**13' 8" x 7' 7" (4.18m x 2.32m)**

Double glazed window to the front elevation, radiator.

### KITCHEN/DINER

**18' 0" x 23' 4" (5.49m x 7.12m)**

An impressive open plan room that has been extended to the rear, with bi-fold doors leading out to the rear garden. The kitchen has been fitted with a modern range of handle less base and eye level units with marble worksurfaces over, integrated eye level oven, with additional eye level microwave oven and warming drawer, four ring induction hob with rising extractor fan, integrated fridge/freezer and dishwasher, recessed sink unit with mixer tap, two Velux windows, tiled floor with underfloor heating, door to the utility area, two upright panelled radiators.

### UTILITY AREA

**10' 8" x 4' 10" (3.26m x 1.49m)**

Fitted with a matching range of base units with marble worktop space over, stainless steel single drainer sink unit with mixer tap, plumbing for washing and space for tumble dryer, extractor fan, tiled floor with under-floor heating.

### FIRST FLOOR LANDING

Doors leading to the bedrooms and family bathroom, door to storage cupboard, stairs rising to the second floor landing, double glazed window to the side elevation.

### BEDROOM 1

**13' 2" x 12' 1" (4.03m x 3.70m)**

Two double glazed windows to the front elevation, radiator, door to the dressing area.



### **DRESSING AREA**

Two built in Sharpes fitted wardrobes offering ample hanging space and shelving, door to the en-suite.

### **EN-SUITE BATHROOM**

**7' 8" x 8' 11" (2.36m x 2.72m)**

Fitted with a modern four piece suite to include freestanding bath with centralised mixer tap, walk-in double shower enclosure with glass screen and rainfall shower head, wash hand basin with storage underneath, low level WC, full height tiling to walls, tiled flooring, extractor fan, motion sensor mirror.

### **BEDROOM 2**

**9' 6" x 11' 11" (2.90m x 3.64m)**

Double glazed window to the front elevation, radiator.

### **BEDROOM 3**

**9' 4" x 9' 7" (2.85m x 2.94m)**

Double glazed window to the rear elevation, radiator.

### **FAMILY BATHROOM**

Fitted with a modern three piece suite to include, low level WC, pedestal wash hand basin, corner shower enclosure with glass screen, full height tiling to all walls, tiled flooring, chrome heated towel rail, motion sensor mirror, extractor fan, frosted double glazed window to the rear elevation.

### **SECOND FLOOR LANDING**

Double glazed window to the side elevation, door to bedroom 4.

### **BEDROOM 4**

**13' 9" x 24' 2" (4.21m x 7.39m)**

Three Velux windows to the front elevation, radiator, doors to eaves space for additional storage, door to the en-suite shower room.





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### EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite to include low level WC, pedestal wash hand basin, corner shower enclosure with glass screen, tiled flooring, extractor fan, chrome heated towel rail.

### OUTSIDE

The property is approached via a few steps that lead to the front entrance door with a low maintenance garden in front. There is a double width driveway to the side of the property which leads to the double garage and an additional lawned area to the side. To the rear of the property, the bi-fold doors open out onto the patio area which has been finished with porcelain tiles. Steps rise to the remainder of the garden which is mainly laid to lawn with a variety of flowering shrubs and mature bushes. The patio extends around the side of the property and provides access to the rear of the garage. The garden is fully enclosed and offers a good degree of privacy.

### DOUBLE GARAGE

**16' 4" x 15' 8" (5.00m x 4.78m)**

Electric roller door the front elevation, window to the rear with service door to the garden, wall mounted gas combination boiler serving the hot water and central heating system.

### PROPERTY INFORMATION

Tenure: Freehold

Council Tax: Band E

Mains Gas & Electric

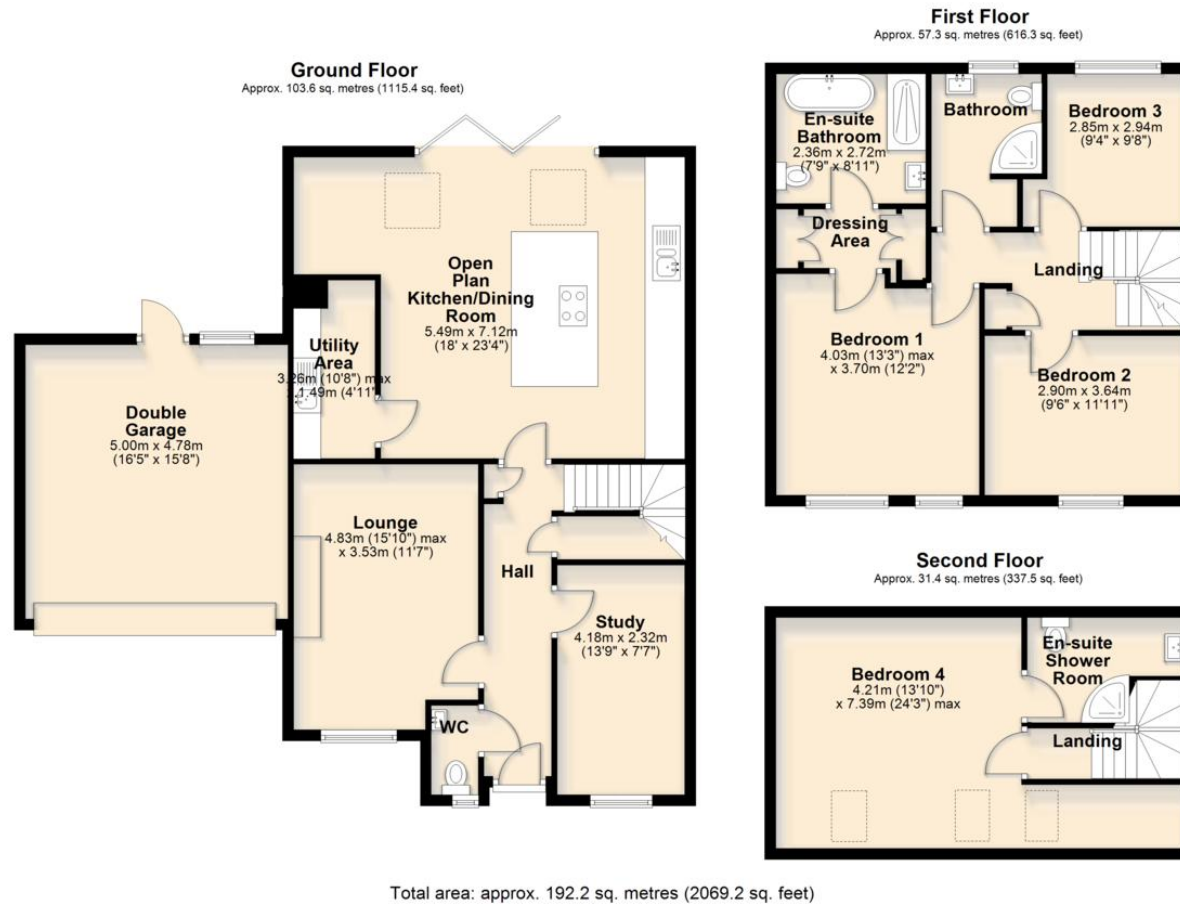
Mains Water & Drainage

Virgin Media Broadband Connected To The Property

Double Garage & Driveway Parking



# FLOORPLAN



## CONTACT

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