



**55 Hazel Lane,  
Saxon Gate,  
Ivybridge,  
PL21 0ZA**

**Asking Price Of  
£460,000**



# 55 Hazel Lane, Saxon Gate, Ivybridge, PL21 0ZA



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## PROPERTY DESCRIPTION

Situated within the highly sought-after Saxon Gate development in Ivybridge, this beautifully presented three-storey detached home was built just two years ago and offers spacious, versatile accommodation throughout. The property comprises an inviting entrance hallway, downstairs WC, modern fitted kitchen/diner and a bright dual-aspect lounge. Arranged over the upper floors are four generous double bedrooms, including a principal bedroom with ensuite, a contemporary family bathroom and an additional shower room. Externally, the property benefits from off-road parking for two vehicles, an enclosed rear garden and the added advantage of a purpose-built studio and workshop - ideal for home working or hobbies. Early viewing is highly recommended to fully appreciate all this superb home has to offer.

## ENTRANCE HALLWAY

Entered via a composite entrance door into the hallway, radiator, door to storage cupboard housing the electric consumer unit, door to downstairs WC, doors to lounge and kitchen/diner, stairs rising to the first floor landing.

## DOWNSTAIRS WC

Fitted with a two piece suite to include low level WC and wash hand basin, radiator, extractor fan.

## LOUNGE

**17' 3" x 11' 1" (5.28m x 3.39m)**

Double glazed windows to the front and side elevations, two radiators.

## KITCHEN/DINER

**17' 3" x 10' 11" (5.28m x 3.34m)**

Fitted with a matching range of base and eye level units with Quartz worktop space over, one

and a half bowl single drainer sink unit with mixer tap, electric double oven with four ring gas hob and extractor hood over, integrated fridge/freezer, dishwasher and washing machine, radiator, door to under-stairs storage cupboard, double glazed window to the front elevation, double glazed French doors to the side elevation leading out to the garden.

## FIRST FLOOR LANDING

Doors to the bedrooms and bathroom, door to airing cupboard housing the hot water cylinder, stairs rising to the second floor landing, radiator.

## BEDROOM 1

**17' 3" x 11' 3" (5.28m x 3.45m)**

Two double glazed windows to the front and side elevations, two radiators, two built in sliding wardrobes offering ample hanging space and shelving, door to the en-suite.

## EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite to include, tiled double shower enclosure with glass screen, low level WC and pedestal wash hand basin, chrome heated towel rail, extractor fan, double glazed window to the front elevation.

## BEDROOM 4

**11' 6" x 9' 0" (3.53m x 2.76m)**

Double glazed window to the side elevation, radiator.

## FAMILY BATHROOM

Fitted with a modern four piece suite to include panelled bath, low level WC, pedestal wash hand basin and tiled double shower enclosure with sliding glass screen, chrome heated towel rail, extractor fan, double glazed window to the front elevation.



## SECOND FLOOR LANDING

Doors to the bedrooms and shower room, radiator.

## BEDROOM 2

**16' 1" x 11' 3" (4.91m x 3.45m)**

Double glazed window to the front elevation, Velux window to the rear elevation, two radiators.

## BEDROOM 3

**16' 1" x 9' 0" (4.91m x 2.76m)**

Double glazed window to the front elevation, Velux window to the rear elevation, two radiators.

## SHOWER ROOM

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

## OUTSIDE

There are two allocated parking spaces positioned to the side of the property along with a small lawned area. The rear garden is fully enclosed and offers an gate leading to the front of the property. The garden is laid to lawn with a selection of raised flower beds. To the rear of the garden there is a purpose built studio with adjoining workshop. Both units have electric connected and would be perfect for anyone looking for an home office or workshop.

## PROPERTY INFORMATION

Tenure: Freehold

Council Tax: Property yet to be banded but it is assumed to be Band E compared to other similar properties on the development.

Mains Water & Drainage

Mains Gas & Electric

Broadband Connected To The Property

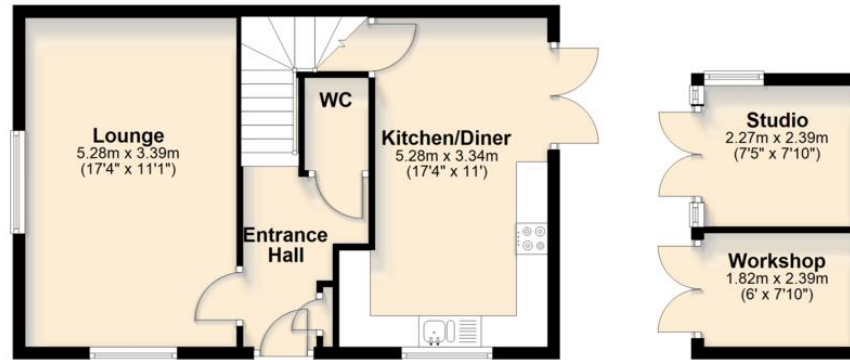
Estate Management Charge- Approximately £200 per annum



# FLOORPLAN

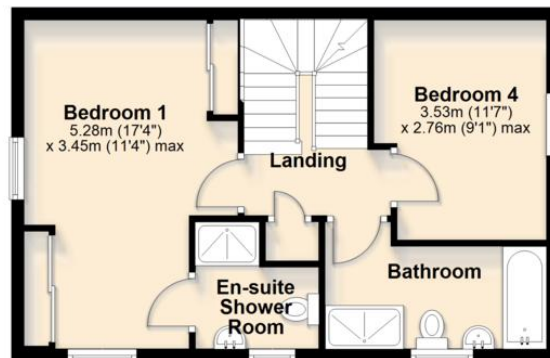
## Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



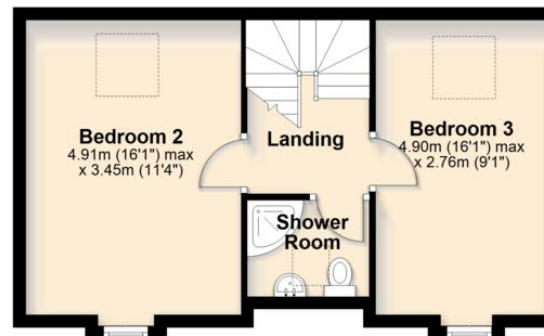
## First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



## Second Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 137.8 sq. metres (1482.7 sq. feet)

## CONTACT

19 Fore Street, Ivybridge, Devon,  
PL21 9AB

E [info@millingtontunnicliff.co.uk](mailto:info@millingtontunnicliff.co.uk)

T 01752 896020

[www.millingtontunnicliff.co.uk](http://www.millingtontunnicliff.co.uk)



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