



**RE/MAX**  
Elite



71 Ivinston Way, Bramshall, ST14 5EQ

Asking price £310,000







# 71 Ivinson Way

Bramshall, ST14 5EQ

- DETACHED
- LOUNGE
- DRIVEWAY & GARAGE
- CORNER PLOT
- THREE BEDROOMS
- KITCHEN DINER
- REAR GARDEN
- FAMILY BATHROOM

Welcome to this nearly new detached house located on Ivinson Way. Built in 2019, this modern property offers a perfect blend of contemporary living and comfort, making it an ideal choice for families or those seeking a spacious home.

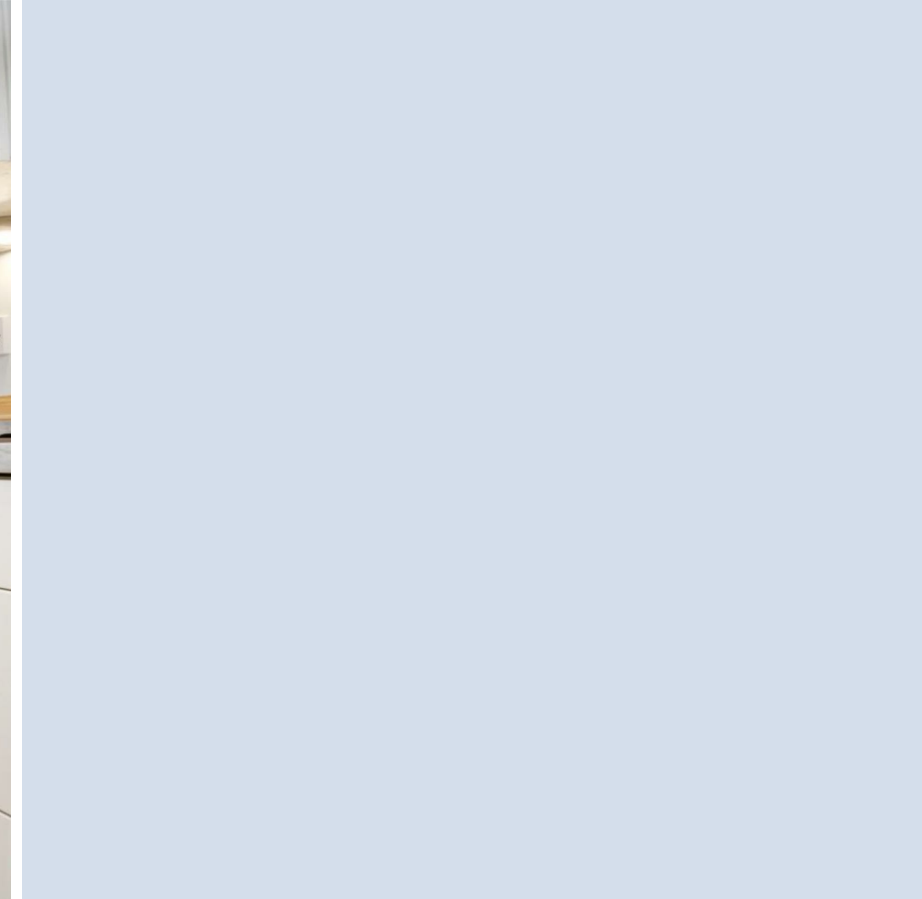
The house features a well-designed layout that includes one inviting reception room, perfect for entertaining guests or enjoying quiet evenings with family. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, there are two bathrooms, ensuring convenience for both residents and visitors alike.

Situated in a peaceful area, this property offers a wonderful opportunity to enjoy while still being within easy reach of local amenities and transport links. Whether you are looking to settle down in a family-friendly environment or seeking a modern home with all the conveniences, this detached house on Ivinson Way is certainly worth considering. Don't miss the chance to make this delightful property your new home.



|                     |                             |
|---------------------|-----------------------------|
| Lounge              | 18'6" x 9'10" (5.64 x 3.01) |
| Kitchen Diner       | 18'6" x 8'10" (5.64 x 2.71) |
| W/C                 | 6'5" x 3'0" (1.98 x 0.93)   |
| Bedroom One         | 13'4" x 9'1" (4.07 x 2.77)  |
| Ensuite Shower Room | 9'1" x 4'10" (2.77 x 1.48)  |
| Bedroom Two         | 10'0" x 9'1" (3.07 x 2.79)  |
| Bedroom Three       | 10'0" x 8'1" (3.07 x 2.48)  |
| Family Bathroom     | 7'4" x 6'3" (2.26 x 1.92)   |
| Rear Garden         |                             |
| Externally          |                             |
| Utility Room        | 6'5" x 4'3" (1.98 x 1.32)   |





[Directions](#)





BOTTOMS UP BITCHES

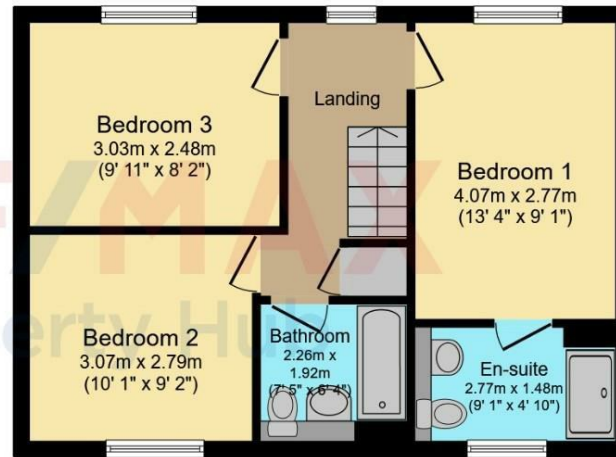
I'M SORRY  
FOR WHAT I SAID  
WHEN I WAS  
HANGRY

vodka  
is just  
for water

## Floor Plans



## Ground Floor



## First Floor

Total floor area 89.1 m<sup>2</sup> (959 sq.ft.) approx

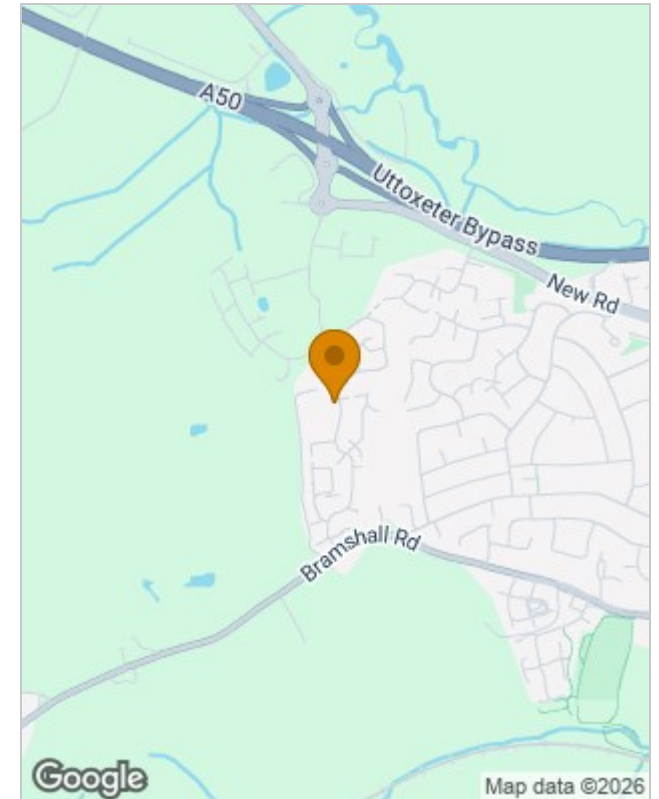
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Viewing

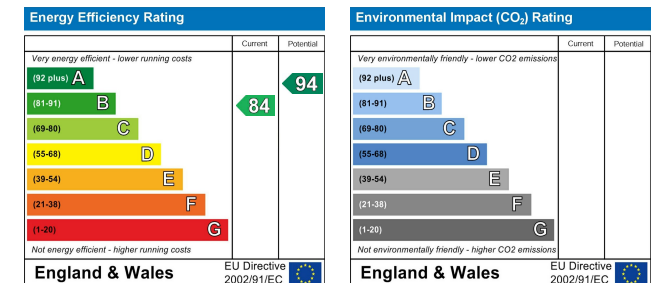
Please contact our RE/MAX Elite Sales - Jonathan Pearson Office on  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



### Energy Performance Graph



Tel: Email: