



**1 Brunel Way,
Ivybridge,
PL21 0AF**

**Asking Price Of
£420,000**




MILLINGTON TUNNICLIFF

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Ivybridge,
PL21 0AF



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FULL DESCRIPTION

PROPERTY DESCRIPTION

A spacious four-bedroom link-detached family home situated on Brunel Way, offering versatile accommodation throughout. The property features a modern fitted kitchen/dining room, a generous lounge, and a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an attached garage, two driveways providing ample off-road parking, and a sunny rear garden complete with a fishpond. Ideally located close to local schools and within easy reach of the entrance to the Moors, this is an excellent home for families seeking both space and convenience.

ENTRANCE HALL

Entered via a PVCu double glazed door into the hallway, doors leading to the lounge, kitchen/diner and downstairs WC, stairs rising to the first floor landing with under-stairs storage cupboard, radiator.

LOUNGE

12' 0" x 19' 3" (3.66m x 5.88m)

Two double glazed windows to the front elevation, two radiators, wall mounted gas fireplace.

KITCHEN/DINER

12' 9" x 19' 3" (3.89m x 5.88m)

Fitted with a range of modern base and eye level units with worktop space over, 1 1/2 bowl sink unit with mixer tap, eye level electric double oven, four ring induction hob with extractor hood over, integrated dishwasher, plumbing for washing machine, space for American style fridge/freezer, double glazed window to the rear elevation, double glazed door providing access out to the rear garden,

double glazed French doors in the Dining area providing access to the rear garden, radiator.

DOWNSTAIRS WC

Fitted with a two piece suite to include low level WC and wash hand basin, heated towel rail, frosted double glazed window to the side elevation.

FIRST FLOOR LANDING

Doors leading to the bedrooms and bathroom, door to airing cupboard housing the gas combination boiler serving the hot water and central heating system, double glazed window to the side elevation, access to the loft space.

BEDROOM 1

12' 4" x 12' 2" (3.76m x 3.72m)

Two double glazed windows to the side and rear elevation, radiator.

BEDROOM 2

12' 0" x 9' 8" (3.68m x 2.95m)

Double glazed window to the front elevation, radiator.

BEDROOM 3

12' 0" x 9' 6" (3.68m x 2.92m)

Double glazed window to the front elevation, radiator.

BEDROOM 4

12' 11" x 6' 11" (3.96m x 2.11m)

Double glazed window to the rear elevation, radiator.

FAMILY BATHROOM

Fitted with a three piece suite to include panelled bath with mains shower over, low level WC and pedestal wash hand basin, chrome heated towel rail, full height tiling to one wall, frosted double glazed window to the side elevation.



OUTSIDE

To the front of the property there are two driveways to each side, with one leading to the garage. To the rear of the property there is a sunny garden with a raised decked area that overlooks the fish pond. The remainder of the garden is laid to lawn and fully enclosed. The garage can be accessed from the rear garden, and has a metal up and over door and storage into the eaves.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax: Band D

Mains Water & Drainage

Mains Gas & Electric

Broadband Connected To The Property

Driveway Parking & Garage

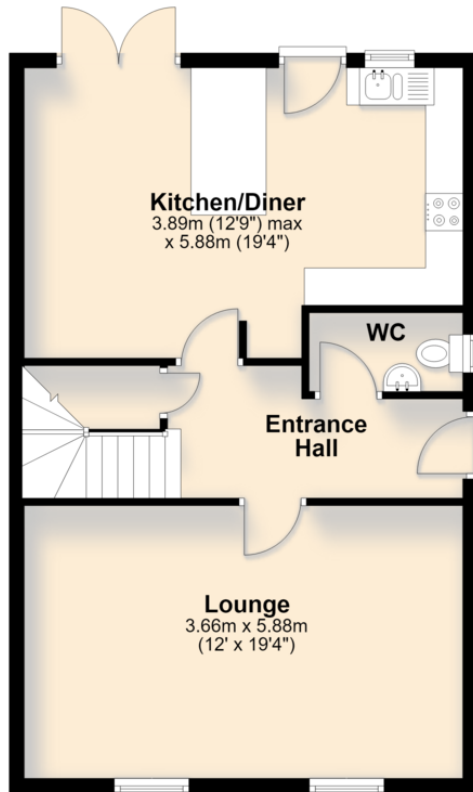
Traditional Construction



FLOORPLAN

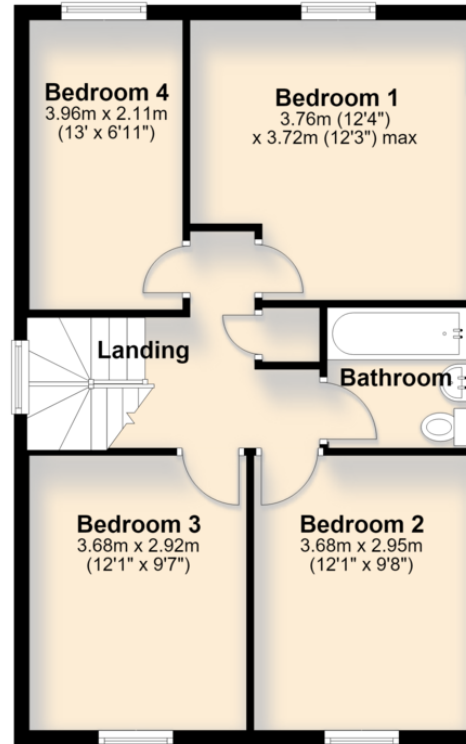
Ground Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.8 sq. feet)



Total area: approx. 112.9 sq. metres (1215.0 sq. feet)

CONTACT

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