



Connells

Macandrew Walk  
Ivybridge



## Property Description

Nestled in the desirable and family-friendly location of Macandrew Walk, PL21, this extended four-bedroom semi-detached home offers generous living accommodation, modern finishes and excellent versatility throughout. The property is beautifully presented and begins with a bright, airy living room that flows seamlessly into the separate dining area, creating a perfect open-plan feel for both everyday living and entertaining. Patio doors connect the dining space to the rear garden, allowing natural light to fill the room and offering an easy transition to outdoor seating and play areas.

The modern fitted kitchen features integrated appliances and ample storage, with the added benefit of a separate utility room—ideal for busy households. Upstairs, you will find four well-proportioned bedrooms, each offering comfortable space for family or guests. Bedroom three/guest room enjoys its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the property continues to impress. To the front, the garden has been thoughtfully converted to provide additional off-street parking alongside a driveway leading to the garage. The rear garden is fully enclosed and enjoys a combination of lawn, gravelled sections and seating areas, making it a versatile and secure space for relaxing, entertaining or spending time with family. Conveniently positioned close to local schools, shops and everyday amenities, this is an ideal home for growing families.

## Entrance Hall

Double glazed door to the front elevation, space for coats and shoes, stairs to first floor, door access too lounge, radiator

## Lounge

13' 3" max x 11' 11" max ( 4.04m max x 3.63m max )

Two double glazed windows to the front aspect, understairs cupboard, door access to dining room, radiator

## Dining Room

18' 8" max x 7' 10" max ( 5.69m max x 2.39m max )

Double glazed doors to rear garden, door access to kitchen, radiator

## Kitchen

18' 7" max x 13' max ( 5.66m max x 3.96m max )

Double glazed window and door to the rear aspect, fitted kitchen with wall and base units, integrated fridge freezer and dishwasher, built in oven, 5 ring gas hob, one and half bowl sink and draining board with mixer tap, extractor hood, radiator

## Utility Room

6' 5" max x 5' 1" max ( 1.96m max x 1.55m max )

Double glazed window to the side elevation, sink and draining board, space for washing machine

## Landing

Double glazed window to the side elevation, storage cupboards, door access to bedrooms and bathroom, loft access

## Bedroom One

13' 4" max x 8' 10" max ( 4.06m max x 2.69m max )

Double glazed window to the front elevation, built in wardrobes, radiator

## Bedroom Two

9' 4" max x 8' 6" max ( 2.84m max x 2.59m max )

Double glazed window to the rear aspect, built in wardrobe, radiator

## Bedroom Three / Guest Room

9' 9" max x 8' 10" max ( 2.97m max x 2.69m max )

Double glazed window to the rear aspect, door access to en-suite, radiator

## Bedroom Three En-Suite

6' 10" max x 4' 3" max ( 2.08m max x 1.30m max )

Double glazed window to the rear aspect, shower cubicle, wash hand basin, low level WC, part tiled, radiator

## Bedroom Four

9' 7" max x 6' 5" max ( 2.92m max x 1.96m max )

Double glazed window to the front aspect, built in cupboard, radiator

## Bathroom

6' 7" max x 6' 4" max ( 2.01m max x 1.93m max )

Double glazed window to the front aspect, bath with shower over, wash hand basin and vanity unit, low level wc, part tiled, radiator

## Front Garden

Bricked parking area for off street parking

## Rear Garden

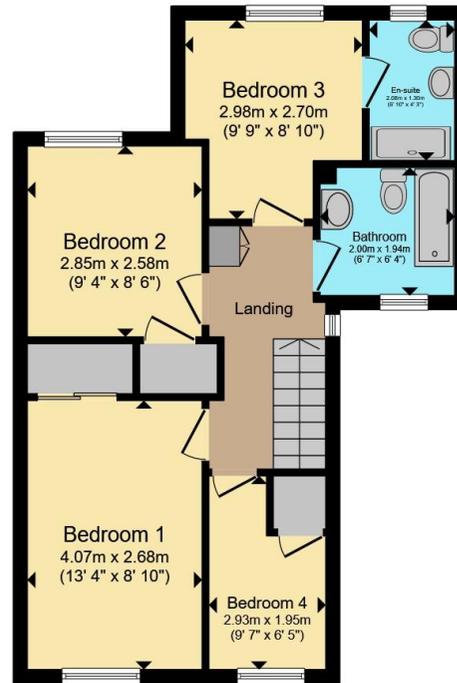
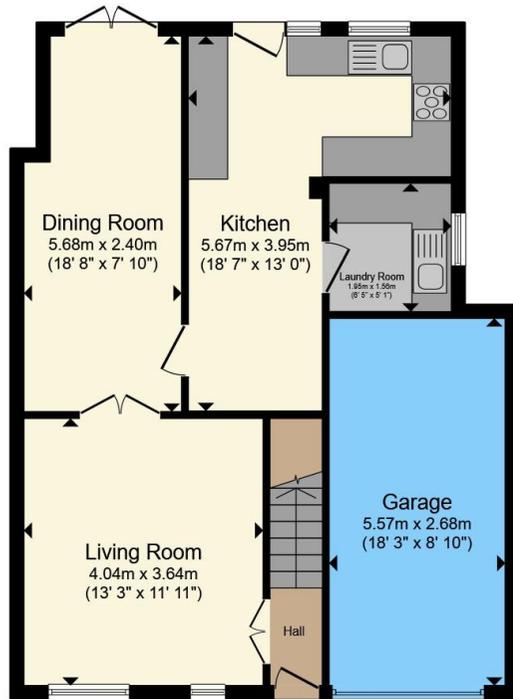
Tiered with laid to lawn, gravel and seating areas

## Garage

18' 3" max x 8' 10" max ( 5.56m max x 2.69m max )

Electric roller door





Total floor area 131.8 m<sup>2</sup> (1,419 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
Awaited Band: C

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Tenure: Freehold



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