



**2 Button Lane,
Lucerne
Fields,
Ivybridge,
PL21 0GE**

**Asking Price Of
£425,000**




MILLINGTON TUNNICLIFF

2 Button Lane, Lucerne Fields, Ivybridge, PL21 0GE



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EPC

B84



1211.4
SQFT

FULL DESCRIPTION

A well presented four-bedroom modern home situated on the sought-after Lucerne Fields development in Ivybridge, offered for sale with no onward chain and ready for immediate occupation. This spacious property provides well-balanced accommodation throughout, comprising a welcoming lounge, separate dining room, a contemporary kitchen/breakfast room, and a convenient ground floor WC. To the first floor, there are four generously sized bedrooms, including a principal bedroom with en-suite shower room, alongside a well-appointed family bathroom. Externally, the property benefits from a West-facing rear garden, perfect for enjoying afternoon and evening sun, as well as a single garage and driveway parking. An ideal opportunity for families or those seeking a turnkey home in a popular residential location.

ENTRANCE HALL

Entered via a composite door into the hallway, doors to two storage cupboards, one housing the consumer unit, doors to the lounge, kitchen/breakfast room, dining room and downstairs WC, radiator, stairs rising to the first floor accommodation.

LOUNGE

16' 9" x 10' 2" (5.13m x 3.11m)
Double glazed window to the front elevation, double glazed French doors to the rear elevation providing access to the patio area, two radiators.

DINING ROOM

10' 8" x 9' 9" (3.27m x 2.98m)
Two double glazed windows to the front and side elevation, radiator.

DOWNSTAIRS WC

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

KITCHEN/BREAKFAST ROOM

15' 1" x 15' 1" (4.60m x 4.60m)

Fitted with a range of modern base and eye level units with contrasting worksurfaces over, one and a half bowl stainless steel sink unit with mixer tap, built in eye level electric oven, separate four ring electric hob with extractor hood over, integrated dishwasher, washing machine and dishwasher, concealed wall mounted gas combination boiler serving the hot water and central heating system, two double glazed window to the side elevation, double glazed window to the rear elevation, double glazed French doors providing access to the patio area, radiator.

FIRST FLOOR LANDING

Doors to the bedroom and family bathroom, double glazed window to the rear elevation, radiator.

BEDROOM 1

10' 0" x 15' 1" (3.06m x 4.61m)

Double glazed windows to the rear and side elevations, radiator, door to the en-suite.

EN-SUITE SHOWER ROOM

Fitted with a modern two piece suite to include double shower enclosure with glass screen and electric shower, pedestal wash hand basin, low level WC, extractor fan, radiator, extractor fan, double glazed window to the side elevation.

BEDROOM 2

8' 9" x 12' 6" (2.67m x 3.83m)

Double glazed windows to the front and side elevation, radiator, two built in double wardrobes offering ample hanging space and



shelving.

BEDROOM 3

9' 1" x 10' 4" (2.78m x 3.16m)

Double glazed window to the front elevation, radiator, two built in double wardrobes offering ample hanging space and shelving.

BEDROOM 4

7' 4" x 7' 1" (2.25m x 2.16m)

Double glazed window to the rear elevation, radiator.

BATHROOM

Fitted with a modern three piece suite to include panelled bath with mains shower over and glass screen, low level WC and pedestal wash hand basin, radiator, extractor fan.

OUTSIDE

To the front of the property there is a small garden area which leads to the front entrance door. The driveway is positioned to the side of the property, offering parking for two vehicles and leads to the garage. To the rear of the property there is a raised patio area, which is accessed from the lounge and kitchen/breakfast room, with steps leading down to the remainder of the garden. The garden is currently finished with artificial grass and is enclosed on all sides. The garden faces westerly and enjoys the majority of the afternoon and evening sun.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax: Band E

Mains Gas & Electric

Mains Water & Drainage

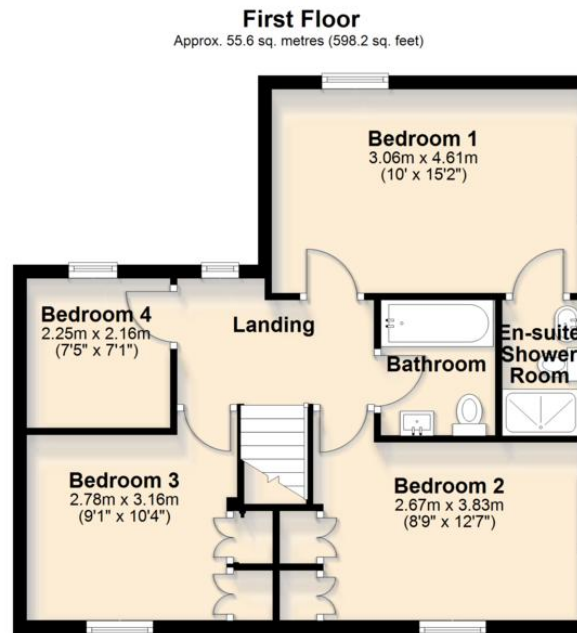
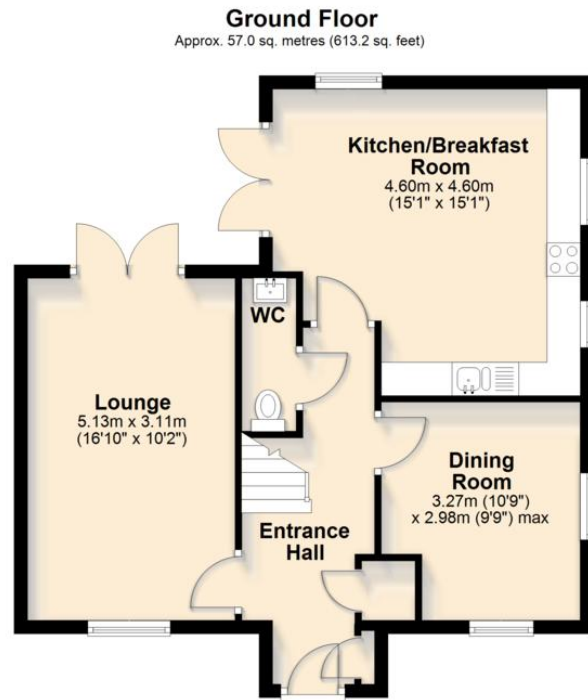
Estate Management Service Charge: Currently £238.46 Per annum

Broadband Connected To The Property

Garage and Driveway Parking



FLOORPLAN



Total area: approx. 112.5 sq. metres (1211.4 sq. feet)

CONTACT

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