



Connells

Langham Way
Ivybridge



Property Description

GUIDE PRICE £290,000 - £300,000

Situated within this highly desirable and popular cul-de-sac, this well-presented four-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal family home. The property benefits from a converted garage providing an additional bedroom with an en-suite shower room, an enclosed rear garden and driveway parking.

The accommodation briefly comprises an entrance hall with doors leading through to the lounge, which in turn opens into a fantastic open-plan dining room and modern kitchen. The kitchen is fitted with a range of contemporary units and benefits from a useful breakfast bar, while a door provides access to the sunroom, creating an additional versatile living space with access to the rear garden.

The former garage has been thoughtfully converted to provide a fourth bedroom, complemented by a modern shower room with WC and wash hand basin, making this an excellent space for a teenager, guest suite or those requiring ground-floor accommodation.

To the first floor are three further bedrooms, comprising two generous double bedrooms and a single bedroom, together with a family bathroom. The first-floor bedrooms also benefit from fantastic far-reaching views.

Externally, the property offers an enclosed rear garden, providing a pleasant and private outdoor space, together with driveway parking to the front.

Entrance Hall

Double glazed door to the front aspect

Lounge

13' 5" max x 12' 11" max (4.09m max x 3.94m max)

Double glazed window to the front aspect, open plan leading to the kitchen/diner, radiator

Kitchen

16' 7" max x 10' 9" max (5.05m max x 3.28m max)

Double glazed window to the side aspect, fitted kitchen with wall and base units, breakfast bar, integrated oven, one and half bowl sink and draining board with mixer tap, integrated fridge freezer, space for washing machine, sliding patio doors to the sun room

Sun Room

16' 2" max x 7' 7" max (4.93m max x 2.31m max)

Upvc surround

Landing

Door access to bedrooms and bathroom, loft access

Bedroom One

14' 8" max x 7' 6" max (4.47m max x 2.29m max)

Double glazed window to the front aspect, radiator

Bedroom Two

12' 11" max x 9' 11" max (3.94m max x 3.02m max)

Double glazed window to the rear aspect, radiator

Bedroom Three

10' 10" max x 9' 11" max (3.30m max x 3.02m max)

Double glazed window to the front aspect, radiator

En-Suite

Shower cubicle, low level WC, wash hand basin

Bedroom Four

10' over stairs x 6' 5" max (3.05m over stairs x 1.96m max)

Double glazed window to the front aspect, radiator

Bathroom

Bath, wash hand basin and vanity unit, low level WC, radiator

Rear Garden

Enclosed rear garden with patio, lawn and decked areas with views to the countryside

Parking

Driveway parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





To view this property please contact Connells on

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11 Glanvilles Road Glanvilles Mill
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EPC Rating: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/IVY307202

Tenure: Freehold



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