



**6 Rivers Close,
Ivybridge,
PL21 0JN**

Guide Price
£475,000



MILLINGTON TUNNICLIFF

6 Rivers Close, Ivybridge, PL21 0JN

FULL DESCRIPTION

A spacious 4 bedroom detached house set within this sought after cul de sac on the eastern side of Ivybridge, convenient to both primary and secondary schooling. The house offers an entrance hall, cloakroom, living room, dining room and kitchen on the ground floor, together with landing, the 4 bedrooms and 4 piece bathroom on the upper floor. The house is Upvc double glazed, gas centrally heated and offers no onward chain. There is a driveway at front leading to the integral garage and a mainly level enclosed rear garden. EPC D 58.

GROUND FLOOR

ENTRANCE HALL

Upvc double glazed entrance door with window to side.

CLOAKROOM

Upvc double glazed window to front, low level WC and wash basin.

LIVING ROOM

17' 2" x 11' 10" (5.24m x 3.61m)

Upvc double glazed window to front, radiator, communicating doors to:

DINING ROOM

11' 10" x 9' 2" (3.61m x 2.80m)

Upvc double glazed windows and French doors to garden, door to:

KITCHEN

17' 11" x 9' 3" (5.48m x 2.82m)

Upvc double glazed door to side and window to rear, range of base units, wall cupboards and work surfaces, single drainer one and a half bowl sink with mixer tap.

FIRST FLOOR

LANDING

access to loft, Upvc double glazed window to front.

BEDROOM 1

14' 0" x 11' 11" (4.29m x 3.64m)

Upvc double glazed window to front, radiator.

BEDROOM 2

12' 8" x 11' 10" (3.88m x 3.63m)

Upvc double glazed window to rear, radiator.

BEDROOM 3

9' 11" x 9' 2" (3.04m x 2.80m)

Upvc double glazed window to rear, radiator, boiler cupboard housing gas boiler.

BEDROOM 4

12' 11" x 8' 2" (3.94m x 2.49m)

Upvc double glazed window to front, radiator.

BATHROOM/WC

9' 3" x 7' 8" (2.83m x 2.36m)

Upvc double glazed window to rear, 4 piece suite with bath, wash basin, low level WC, shower cubicle, radiator.



4



1



2



E



EPC

58





EXTERIOR

The house has a lawned front garden with driveway to the garage. at rear there is a newly laid patio across the back of the house which leads to a mainly lawned garden.

INTEGRAL GARAGE

16' 9" x 7' 11" (5.12m x 2.43m)

Up and over door, Upvc window and door to side.

TENURE

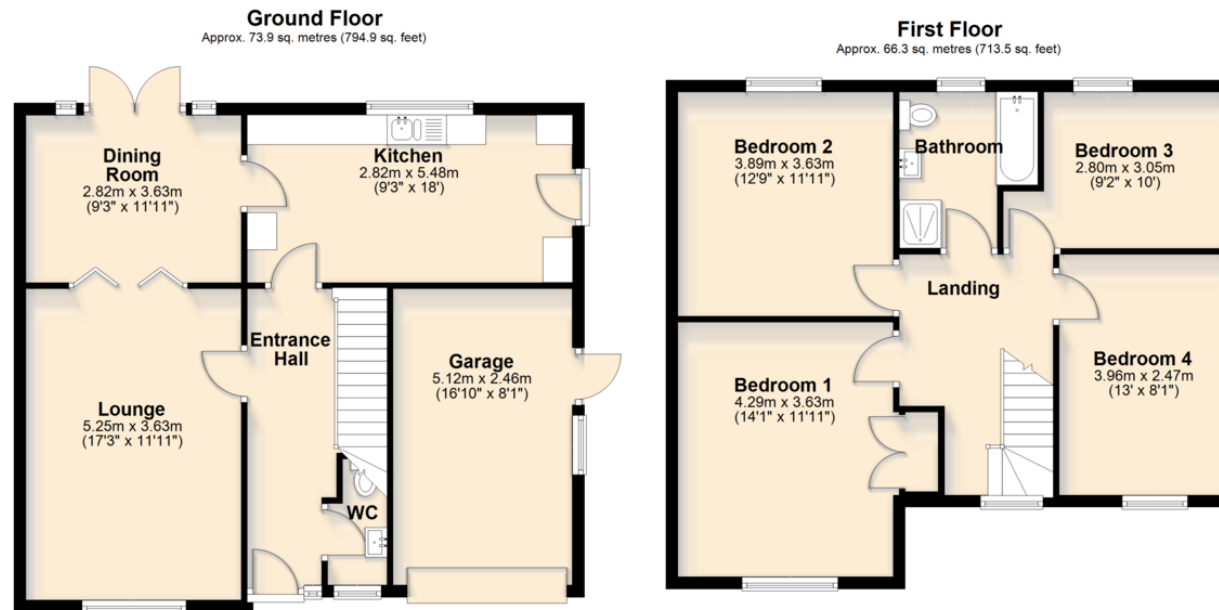
Freehold

COUNCIL TAX

Band E.



FLOORPLAN



Total area: approx. 140.1 sq. metres (1508.4 sq. feet)

DIRECTIONS

CONTACT

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