



2 Button Lane

Ivybridge, PL21 0GE

£425,000



Elegant, detached red-brick property situated in a quiet street within the historic town of Ivybridge. In immaculate condition throughout it briefly comprises an entrance hall & downstairs wc, lounge, separate dining room & a spacious kitchen/breakfast room whilst upstairs there are 4 generous bedrooms - the principal offering ensuite facilities - & the family bathroom. Outside benefits from a driveway, garage & an enclosed, low-maintenance rear garden. The house is being sold with no onward chain.



BUTTON LANE, IVYBRIDGE, PL21 0GE

ACCOMMODATION

Composite door, with inset double-glazed featured panel, opening into the entrance hall.

ENTRANCE HALL 18'2" x 5'10" (5.55 x 1.79)

Doors providing access to the ground floor accommodation. Storage cupboards. Stairs ascending to the first floor with further under-stairs storage.

LOUNGE 16'10" x 10'2" (5.14 x 3.10)

uPVC double-glazed window to the front elevation. uPVC double-glazed patio doors opening to the rear garden.

DINING ROOM 10'9" x 9'8" (3.29 x 2.97)

Dual aspect with uPVC double-glazed windows to the front and side elevations.

KITCHEN/BREAKFAST ROOM 15'1" x 15'0" (4.60 x 4.58)

Fitted with a high quality white, high-gloss range of base and wall-mounted units incorporating a square-edged laminate worktop with inset 4-ring electric hob and stainless-steel extractor over. Inset one-&-a-half bowl stainless-steel sink with mixer tap. Integral electric over, fridge, freezer, dishwasher and washing machine. The boiler is housed within the end cupboard. uPVC double-glazed patio door opening onto the garden. Dual aspect with uPVC double-glazed windows to the side and rear elevations.

DOWNSTAIRS WC 7'8" x 2'9" (2.35 x 0.85)

Close-coupled wc and pedestal wash handbasin with mixer tap.

FIRST FLOOR LANDING 9'10" x 6'2" (3.02 x 1.89)

A generous landing with doors providing access to the first floor accommodation. Drop-down hatch providing access to the loft. uPVC double-glazed window to the rear elevation.

BEDROOM ONE 15'1" x 10'0" (4.60 x 3.06)

Dual aspect with uPVC double-glazed windows to the side and rear elevations. Door opening into the ensuite.

ENSUITE 6'9" x 3'10" (2.06 x 1.17)

Fitted with a matching suite comprising a walk-in shower unit with an electric shower, pedestal wash handbasin with mixer tap and close-coupled wc. Shaving point. Extractor. Obscured uPVC double-glazed window to the side elevation.

BEDROOM TWO 13'0" x 8'9" (3.97 x 2.68)

Dual aspect with uPVC double-glazed windows to the front and side elevations. Built-in wardrobes.

BEDROOM THREE 10'4" x 9'0" (3.17 x 2.76)

uPVC double-glazed window to the front elevation. Built-in wardrobes.

BEDROOM FOUR 7'4" x 7'0" (2.26 x 2.15)

uPVC double-glazed window to the rear elevation.

BATHROOM 6'9" x 5'7" (2.06 x 1.71)

Fitted with a matching suite comprising a panelled bath with mixer tap and mains-fed shower over, pedestal wash handbasin with mixer tap and close-coupled wc. Extractor.

GARAGE 17'5" x 9'8" (5.33 x 2.97)

Up-&-over door. Power and lighting.

OUTSIDE

The property is approached from the pavement bordered by mature hedging. The driveway runs alongside the property, providing off-road parking for 2 vehicles and in turn leading to the garage. A wooden gate provides access to the rear garden which is enclosed by fencing and mainly laid to astroturf with a stone patio and an area of stone chippings.

COUNCIL TAX

South Hams District Council
Council Tax Band: E

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

WHAT3WORDS

///shelved.upholding.cheek

Area Map



Floor Plans

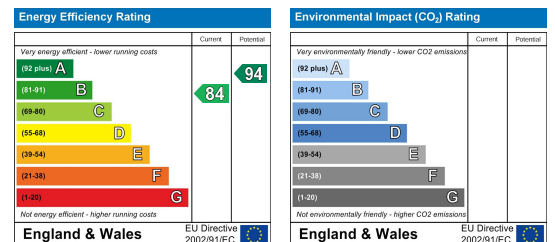
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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