



## 2 Button Lane

Ivybridge, PL21 0GE

**£450,000**



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 oven, 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

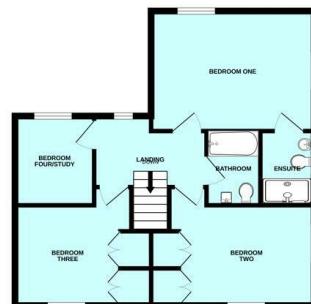
## Area Map



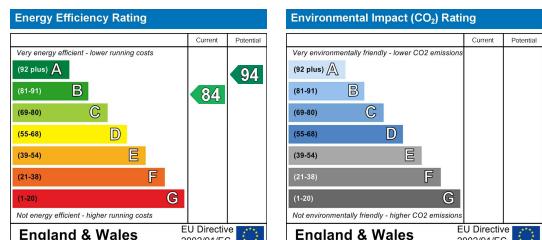
## Floor Plans



1ST FLOOR



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.