

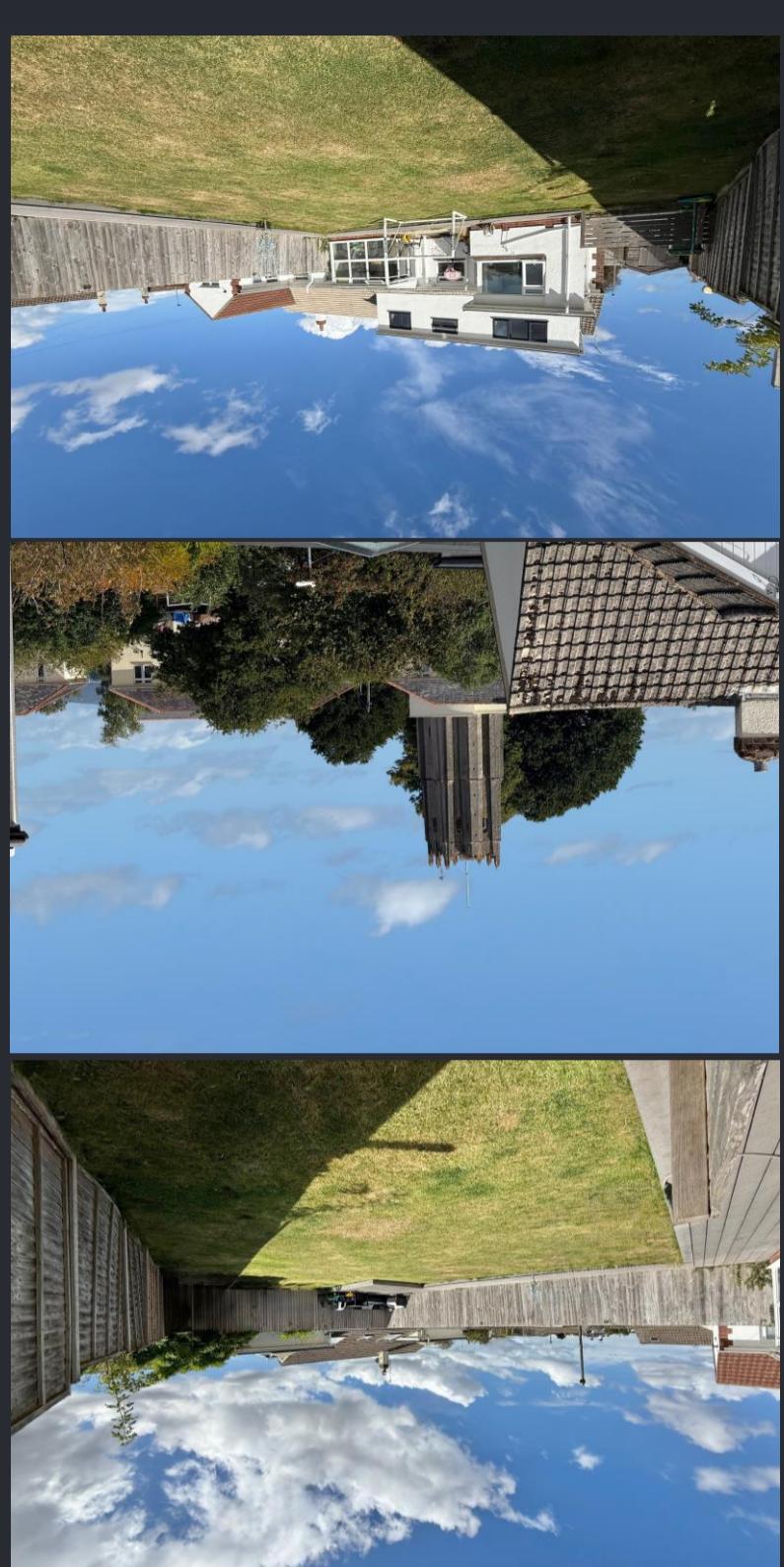
Our View “A spacious and well-presented village property”

A superb and unique four-bedroom property offering well-presented accommodation throughout, with off-road parking and enclosed gardens, situated in a quiet cul-de-sac in Ipplepen.

The accommodation begins with an entrance hallway featuring storage beneath the stairs and access to the living room, which includes a double-glazed window to the front, providing plenty of natural light. There is a useful storage cupboard and inset spotlights. Continuing through the hallway, you enter the kitchen/dining room located at the rear of the property. This space benefits from a double-glazed window overlooking the garden and a fitted kitchen comprising a matching range of wall and base units, a stainless steel mixer tap with sink and drainer, a built-in oven with gas hob and extractor hood above, and integrated fridge/freezer and dishwasher. There is space for a washing machine and tumble dryer, wood-effect flooring, a cupboard housing the combination boiler, and a double-glazed obscured panelled door to the side. Inset spotlights complete the space. On the ground floor, there are two double bedrooms, both featuring double-glazed windows and inset spotlights. One of the bedrooms offers access via a sliding door to a sunroom, which

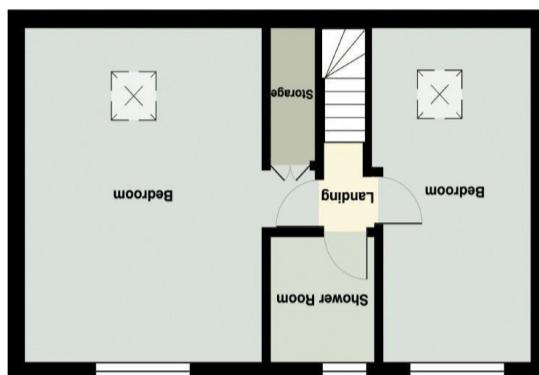
overlooks the garden and includes a double-glazed door leading to the rear. Completing the ground floor is a modern fitted shower room comprising a low-flush WC, pedestal wash hand basin, bath, and separate mains-fed shower, with fully tiled walls and flooring and an obscured double-glazed window to the rear. Stairs rise to the first floor, where the landing provides access to two further double bedrooms. The master bedroom is exceptionally spacious, with a double-glazed window to the rear offering pleasant views across Ipplepen, and an additional window to the front with views towards the church. Inset spotlights and double doors to a large storage space add to the appeal. Dividing the bedrooms on this level is a modern fitted shower room, featuring a low-flush WC, pedestal wash hand basin, and walk-in mains-fed shower, with fully tiled walls and flooring and an obscured double-glazed window to the rear. Externally, the property boasts enclosed and well-maintained gardens to the front, a paved driveway providing ample parking for up to four vehicles, and gated side access. To the rear, there is a private enclosed garden with patio and decking areas leading out from the property, offering an ideal space for outdoor dining and entertaining, along with a level lawn.

- Superb property
- Living room
- Kitchen / dining room
- Four double bedrooms
- Bathroom and shower room
- Enclosed level gardens
- Driveway for four cars
- Situated on culdesac
- Sought after village location



Approx Floor Area: 47.7 m² ... 514 ft²

First Floor



Approx Floor Area: 76.6 m² ... 825 ft²

Ground Floor

