



**DC**  
LANE

SELL • LET • MANAGE

Drovers Way, Ivybridge, PL21 9XA

£320,000 Freehold

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£320,000

# Drovers Way

Ivybridge, PL21 9XA

- Well Presented Detached House
- Spacious Accommodation
- Garage converted to Reception Room
- Cul-de-sac
- Front Deck and Enclosed Rear Garden
- Three Bedrooms
- Driveway For Two Cars
- Popular Ivybridge Location
- Conservatory
- Viewing Highly Recommended

DC Lane are thrilled to present a superb detached house tucked away in a cul-de-sac in the popular Woodlands area of Ivybridge. Nestled on the fringes of Dartmoor National Park there are locally excellent schools, shopping parade, train station and easy access to the A38 for commuting to Plymouth or Exeter.

The property is very well presented and offers ideal family and entertaining space. To the ground floor there is a spacious kitchen/diner with side door access, a garage that has been converted into a reception room with heating and patio doors opening onto a decked area at the front. The living room opens into a conservatory. The rather wide staircase leads to the first floor whereby the master bedroom boasts an en-suite and fitted wardrobes. The second bedroom also has fitted wardrobes, the third bedroom is a generous single and the modern bathroom was remodelled two years ago. The enclosed rear garden has mature trees and bushes and is mainly laid to lawn. Featuring a summer house this is a wonderful garden for relaxation or entertainment. There is also side access and a driveway for two cars.

This superb property has so much to offer and set within a highly sought after location, a viewing is highly recommended.



## Ground Floor

Living Room	20'1" x 11'5" (6.14 x 3.5)
Kitchen/diner	8'2" x 16'11" (2.5 x 5.16)
Conservatory	20'1" x 5'10" (6.14 x 1.8)
Study	7'7" x 16'11" (2.32 x 5.16)

## First Floor

Master Bedroom	9'10" x 11'8" (3.01 x 3.57)
En-Suite	6'7" x 4'1" (2.03 x 1.26)
Bedroom Two	9'8" x 11'8" (2.96 x 3.57)
Bedroom Three	9'10" x 8'8" (3.02 x 2.66)
Bathroom	9'8" x 5'7" (2.96 x 1.72)





### Directions

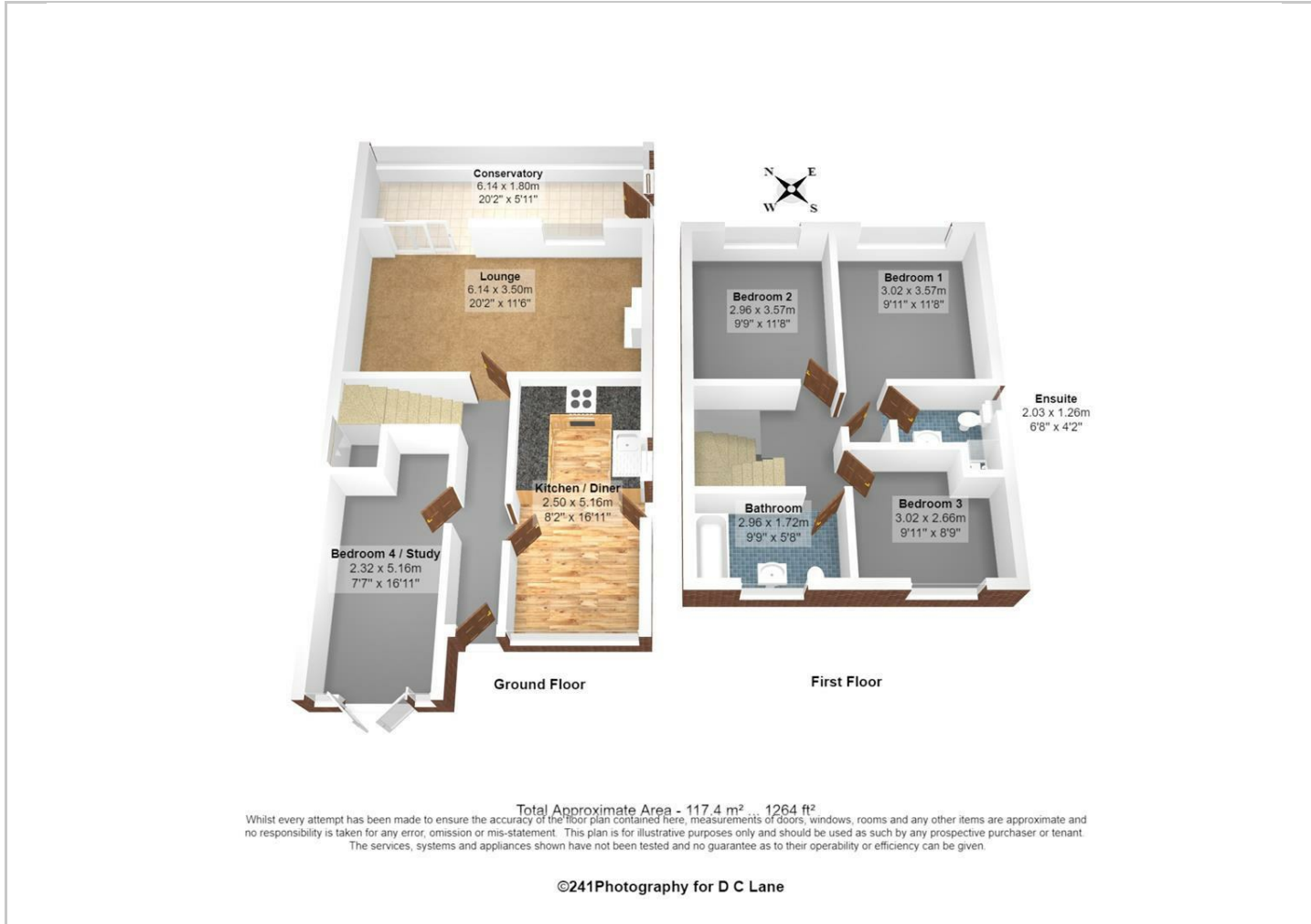
From the A38 take the B3213 exit towards Ivybridge and at the roundabout take the 1st exit onto Cornwood Road for 0.2 mi and turn left onto Pinehurst Way. Turn left onto Claymans Pathway for 256 ft and Turn right onto Drovers Way, the property can be found on the left.

**Council Tax Band:**





## Floor Plans

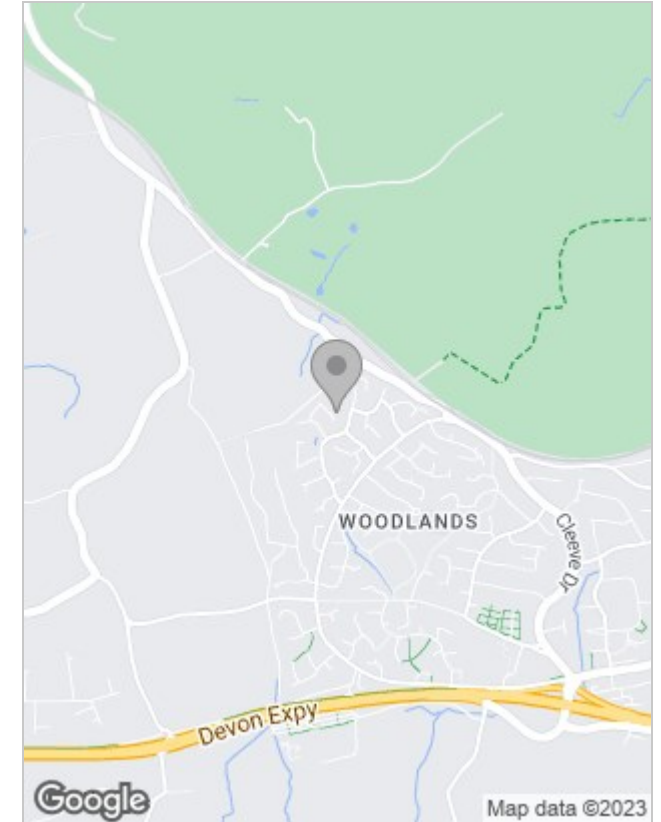


## Viewing

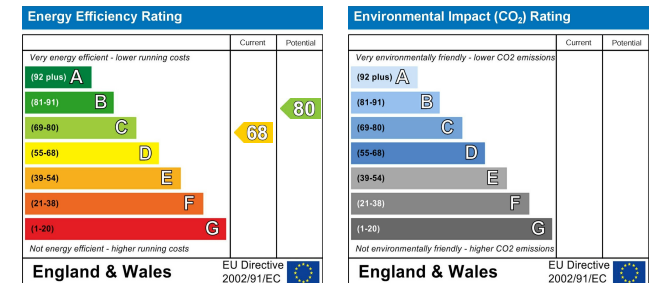
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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