
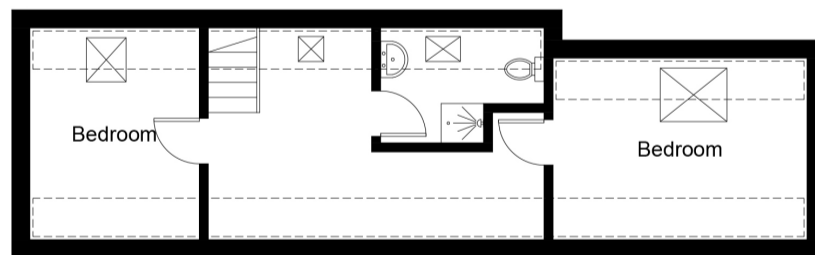




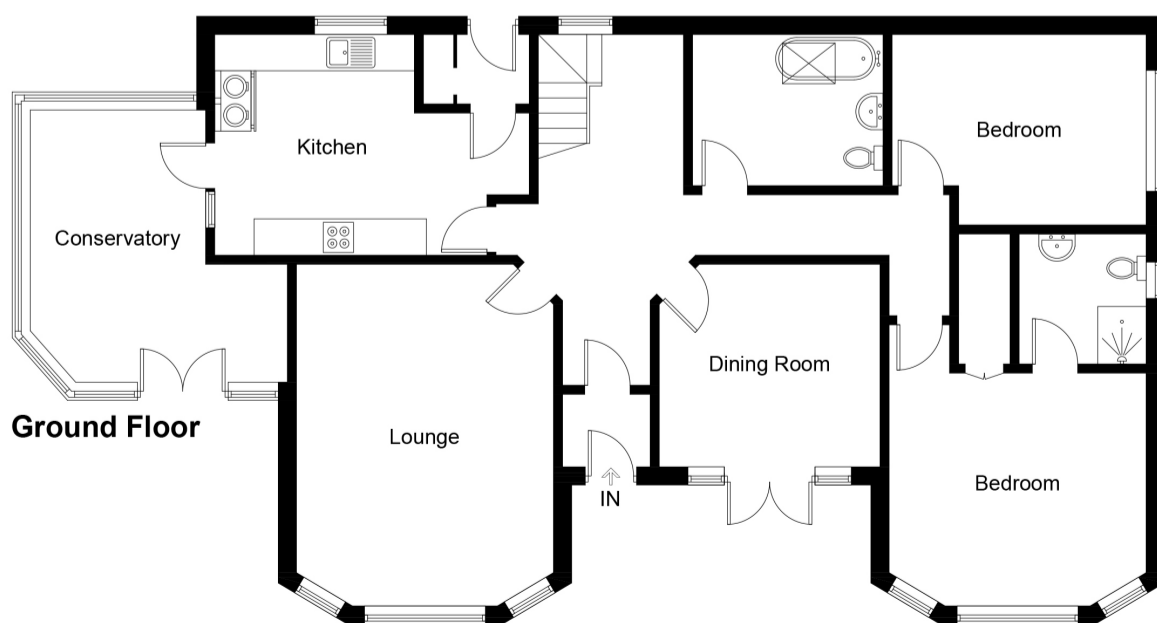
## Ivybank

Approximate Gross Internal Area = 169.1 sq m / 1820 sq ft  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 14.6 sq m / 157 sq ft  
 Total = 183.7 sq m / 1977 sq ft

 = Reduced headroom below 1.5m / 5'0"



**First Floor**



**Ground Floor**

For illustrative purposes only. Not to scale. ID1107628

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		55
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	9	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



A detached dormer bungalow which enjoys an elevated position in this highly regarded road of individual and high value residences. Offered for sale with no onward chain, 'Ivy Bank' offers a wealth of opportunity for those looking renovate the property or possibly raze and rebuild on the .64 acre site. The accommodation comprises; Entrance Porch, Reception Hall, Sitting Room and Dining Room with fabulous views, Kitchen/Breakfast Room, Conservatory, two ground floor Bedrooms, En Suite Shower Room and Family Bathroom plus two first floor Bedrooms and Shower Room. Outside, there are wrap around gardens, ample driveway parking, a large Detached Double garage with upper floor, outbuildings, Summer House and a traditional Greenhouse.



## ROOM DESCRIPTIONS

### Entrance Porch

Entered via hardwood glazed door. Multi pane glazed door to Reception Hall.

### Reception Hall

Stairs rising to first floor accommodation with window to rear. Doors to Kitchen/Breakfast Room, Sitting Room, Dining Room, Bathroom and two Bedrooms.

### Sitting Room

20' 3" x 13' 10" (6.17m x 4.22m)

Feature Marble fireplace with Slate hearth. Radiator. Walk in bay window to front.

### Dining Room

12' 0" x 11' 11" (3.66m x 3.63m)

Wood block floor. Radiator. French doors opening on to front patio.

### Kitchen/Breakfast Room

16' 7" x 11' 11" (5.05m x 3.63m)

Fitted with a range of wall and base units with square composite and Marble work surfaces over. Under hung one and half bowl sink and drainer, mixer tap, upstands and tiled splashbacks. Built in electric oven and hob with spaces for washing machine and fridge/freezer. Gas fired Aga which is responsible for the heating and hot water. Tiled floor and window to rear. Double doors to Conservatory and door to Rear Porch.

### Conservatory

14' 3" x 14' 1" (4.34m x 4.29m)

Of dwarf wall and hardwood construction. French doors to front and door to rear . Wood burning stove.

### Rear Porch

Shelving and tiled floor. Door to Rear Garden.

### Bathroom

10' 3" x 8' 3" (3.12m x 2.51m)

Fitted with a white suite comprising; roll top bath, pedestal wash basin and low level W.C. Built in cupboard. Tiled floor and skylight.

### Bedroom 1

13' 10" x 13' 8" (4.22m x 4.17m)

Built in wardrobe. Radiator. Window to front with outstanding views. Door to En Suite Shower Room.

### En Suite Shower Room

7' 1" x 6' 10" (2.16m x 2.08m)

Fitted with a suite comprising; Shower cubicle with thermostatic shower, pedestal wash hand basin and low level W.C. radiator and window to side.

### Bedroom 2

13' 10" x 10' 4" (4.22m x 3.15m)

Radiator and window to side.

### Landing

Doors to eaves storage, two Bedrooms and Shower Room.

### Bedroom 3

13' 10" x 9' 9" (4.22m x 2.97m)

Storage, radiator and 'Velux' window to rear.

### Bedroom 4

11' 4" x 9' 3" (3.45m x 2.82m)

Storage, radiator and 'Velux' window to rear.

### Shower Room

8' 10" x 6' 2" (2.69m x 1.88m)

Fitted with a suite comprising; shower cubicle with electric shower, pedestal wash hand basin and low level W.C. Radiator and 'Velux' window to rear.

### Gardens

Wrap around gardens with outstanding, far reaching views to the front. Predominantly laid to lawn, the rear being raised with retaining wall. The gardens are abundant with mature plants and trees.

### Frontage

Driveway and turning bay with ample parking. Access to all areas.

### Detached Double Garage With Upper Floor

20' 11" x 20' 2" (6.38m x 6.15m)

Two sets of tri folding wooden doors give access. Power points. Stairs to upper floor with expansive trussed roof and fully boarded floor. Power points, window to rear and French doors to front.

### Green House

20' 7" x 7' 7" (6.27m x 2.31m)

### Outbuilding

8' 0" x 7' 1" (2.44m x 2.16m)

### Outbuilding

11' 11" x 6' 11" (3.63m x 2.11m)

