



**RE/MAX**  
Elite



71 Ivinson Way, Bramshall, ST14 5EQ

Asking price £310,000

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# 71 Ivinson Way

Bramshall, ST14 5EQ

- DETACHED
- LOUNGE
- DRIVEWAY & GARAGE
- CORNER PLOT
- THREE BEDROOMS
- KITCHEN DINER
- REAR GARDEN
- FAMILY BATHROOM

Welcome to this nearly new detached house located on Ivinson Way. Built in 2019, this modern property offers a perfect blend of contemporary living and comfort, making it an ideal choice for families or those seeking a spacious home.

The house features a well-designed layout that includes one inviting reception room, perfect for entertaining guests or enjoying quiet evenings with family. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, there are two bathrooms, ensuring convenience for both residents and visitors alike.

Situated in a peaceful area, this property offers a wonderful opportunity to enjoy while still being within easy reach of local amenities and transport links. Whether you are looking to settle down in a family-friendly environment or seeking a modern home with all the conveniences, this detached house on Ivinson Way is certainly worth considering. Don't miss the chance to make this delightful property your new home.



Lounge	18'6" x 9'10" (5.64 x 3.01)
Kitchen Diner	18'6" x 8'10" (5.64 x 2.71)
W/C	6'5" x 3'0" (1.98 x 0.93)
Bedroom One	13'4" x 9'1" (4.07 x 2.77)
Ensuite Shower Room	9'1" x 4'10" (2.77 x 1.48)
Bedroom Two	10'0" x 9'1" (3.07 x 2.79)
Bedroom Three	10'0" x 8'1" (3.07 x 2.48)
Family Bathroom	7'4" x 6'3" (2.26 x 1.92)
Rear Garden	
Externally	
Utility Room	6'5" x 4'3" (1.98 x 1.32)



## Directions



BOTTOMS UP BITCHES

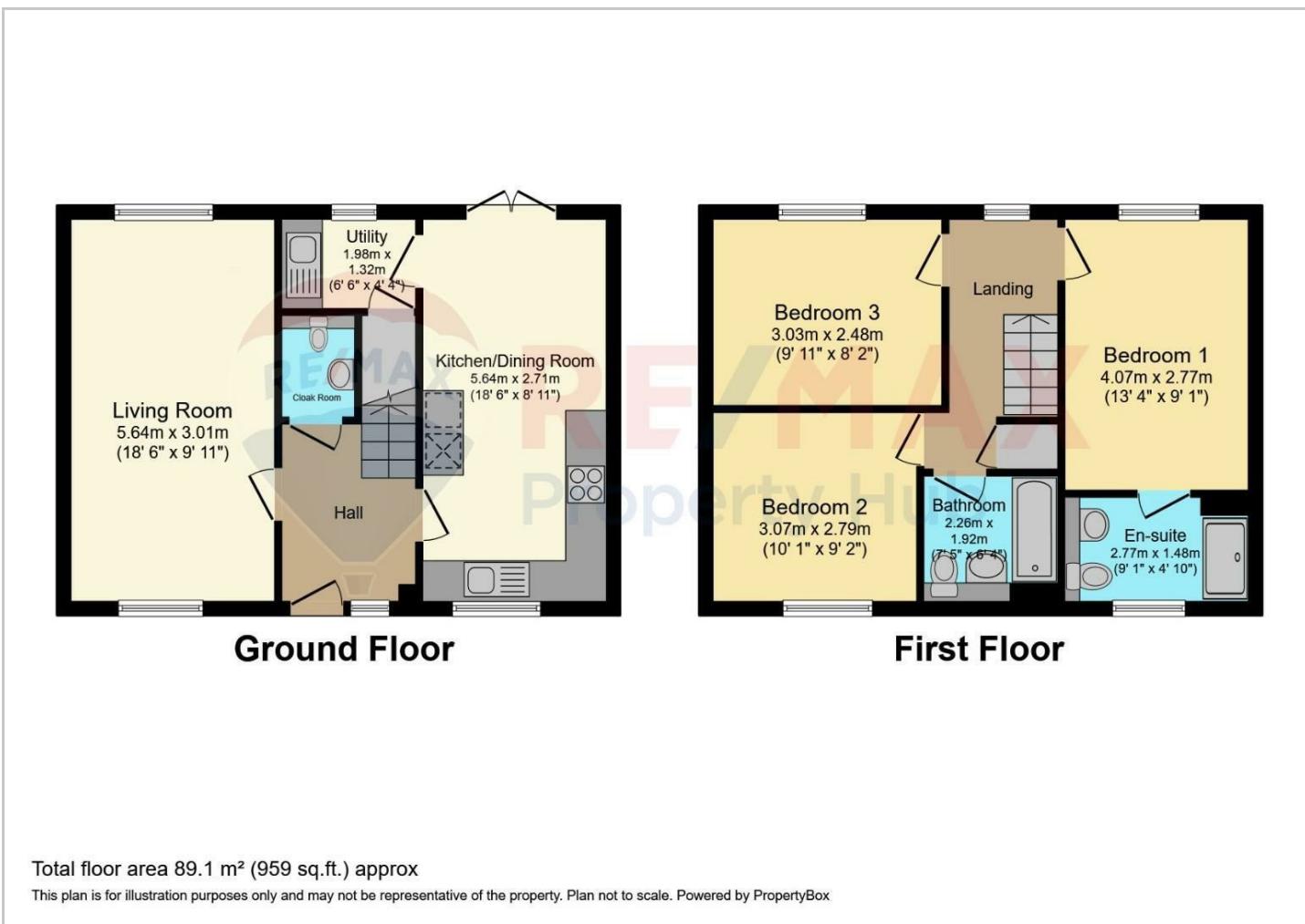
I'M SORRY  
FOR WHAT I SAID  
WHEN I WAS  
HANGRY



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is just  
for adults



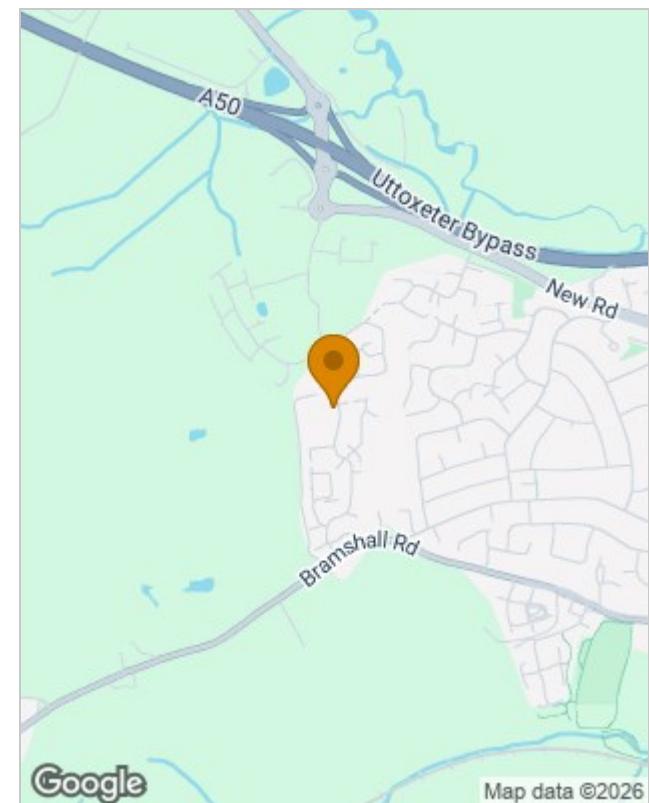
## Floor Plans



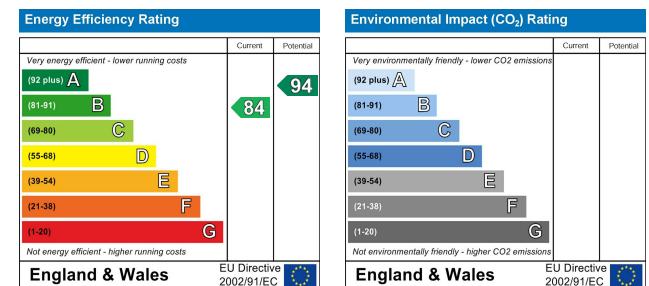
## Viewing

Please contact our RE/MAX Elite Sales - Jonathan Pearson Office on [01785 242222](tel:01785 242222) if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



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.

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