



Crestfield Rise, Ivybridge, PL21 9TJ

CHRISTOPHER'S
SOUTH HAMS

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Christopher's South Hams are proud to market this substantial, immaculately presented 4/5-bedroom home tucked away in a popular cul-de-sac on the western side of Ivybridge.

Sitting on a very generous corner plot it offers everything one would expect from a home of this size but is prime for further extension subject to relevant consents.

A storm porch invites you into the central entrance hall that leads to the ground floor accommodation including study/5th bedroom, sitting room, kitchen, utility room and downstairs cloakroom. The spacious sitting room is flooded with light as it opens through to the dining room and conservatory beyond with access to the garden and large decking area. The recently updated kitchen/breakfast room also overlooks the beautiful garden.

Upstairs there are 4 double bedrooms including a master with ensuite shower room. Three of the bedrooms boast built in storage and there is a well-appointed family bathroom as well.

Outside, the property welcomes you with an attractive front garden and a driveway bordered by mature shrubbery and pretty cherry blossom trees. There is ample parking and space for 4 vehicles adjacent to a double garage with light and power connected. A paved pathway wraps around the side of the house to the rear enclosed garden via a pedestrian gate.

The garden is simply stunning. Taking in a delightful south-westerly aspect there are several spots from which to enjoy this space including an elevated patio and separate decking area overlooking the sweeping lawn bound by fencing, mature hedging and raised borders.

Viewings are highly recommended.

Key Features

Immaculately Presented
4 Bedrooms including Master with Ensuite
Kitchen/Breakfast Room
Utility Room
Separate Dining Room
Study/5th Bedroom

Downstairs Cloakroom
Conservatory
South-Westerly Garden
Double Garage
Ample Parking
Potential to Extend strc

Situation & Amenities

With the pretty River Erme flowing from the moors through the middle of the town, Ivybridge is family-orientated with a rich heritage of traditional industries such as milling and cloth making that are still celebrated today. As well as its fascinating history, Ivybridge offers adventure. The idyllic countryside and moorland offer miles of magnificent walking trails out of the town, whilst in the town itself you'll find pubs, eateries and a variety of shops and supermarkets. The property sits within walking distance of the town centre. There is a good choice of primary schools all within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award. There are several places of worship with noteworthy histories, GP and Dental Surgeries, a Minor Injuries Unit, two leisure centres with swimming pools, fitness suites, and various health classes. There is also the charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities. If golf is your escape, then there is the 18-hole course at nearby Wrangaton set against the backdrop of the beautiful Ugborough Beacon. There are also the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all adding to the community focus of the town and with its very own train station there are excellent transport links to Plymouth, Exeter, and London; Ivybridge certainly has a wealth of opportunities to welcome you.

Services

All Mains Services Connected.

Tenure

Freehold.

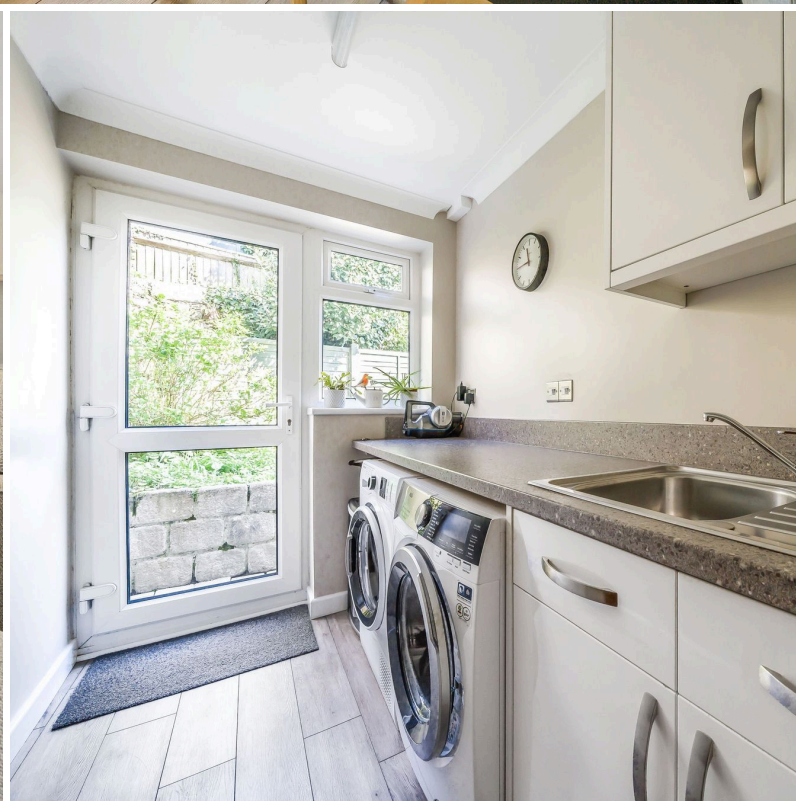
Local Authority

South Hams District Council,
Follaton House, Totnes, TQ9 5NE

Viewings

Strictly by appointment through
Christopher's South Hams
01752 746 550

COUNCIL TAX BAND: E

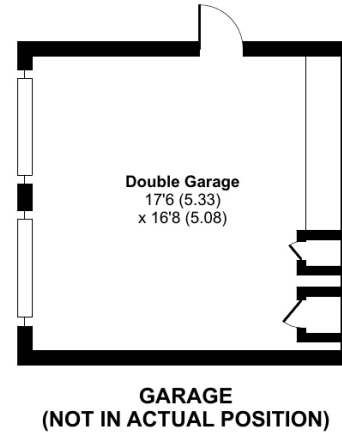
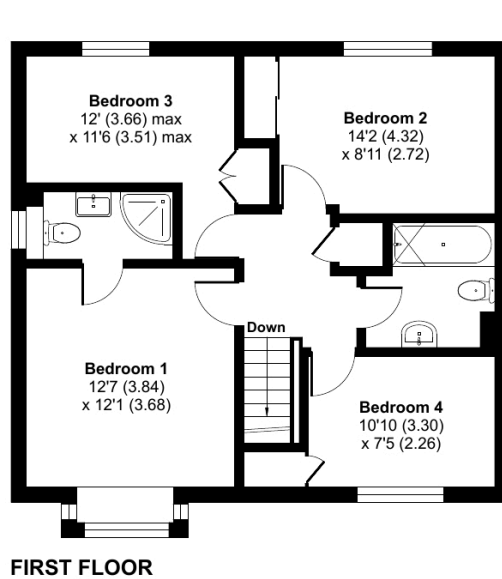
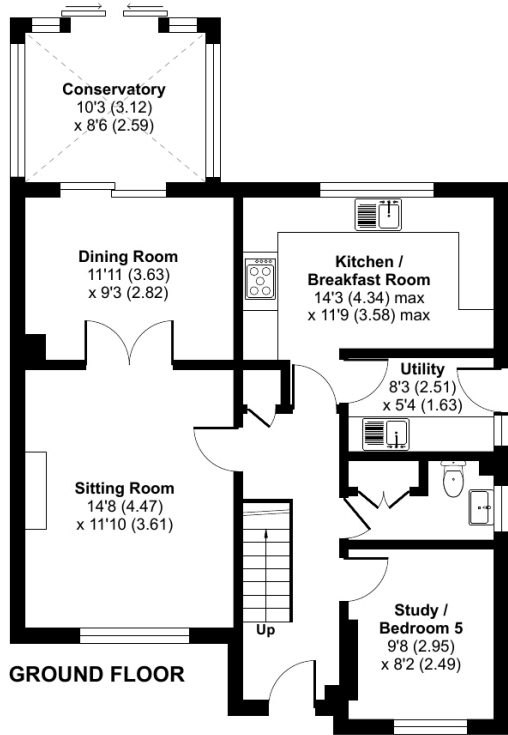




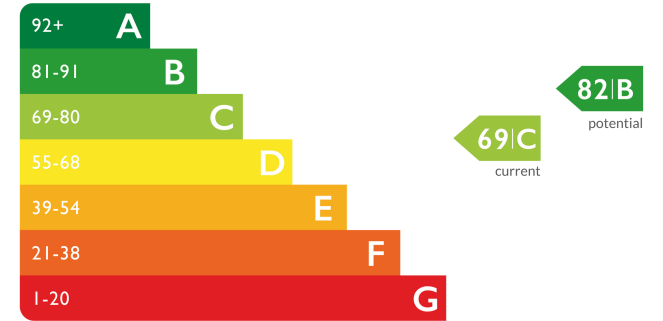


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Approximate Area = 1472 sq ft / 136.7 sq m
 Garage = 292 sq ft / 27.1 sq m
 Total = 1764 sq ft / 163.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating



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