



Lydford Close, Ivybridge, PL21 0YW

CHRISTOPHER'S  
— SOUTH HAMS —





## Lydford Close, Ivybridge, PL21 0YW

Christopher's South Hams are pleased to present this superb detached 4-bedroom family home in this popular cul-de-sac close to the town centre. Sitting on a large plot and with neutral décor throughout, there is still scope to put your own stamp on this wonderful home. A central entrance hall with cloakroom and additional storage, invites you to the incredibly spacious sitting room with its bay window flooding the room with natural light and that leads through to the dining room and conservatory beyond. Downstairs, also offers a large kitchen/diner with sliding doors to the south facing rear garden as well as a utility room which not only has external access to the side decking area but also access to the integral garage. With the living areas beautifully intermingling, there is an incredibly sociable flow to the whole of the downstairs and the conservatory further compliments this by seamlessly bridging the gap between home and garden; a tremendous place to relax whatever the weather.

Upstairs there are 4 bedrooms including the principal bedroom with its ensuite shower room. Two of the bedrooms boast built-in wardrobes with an airing cupboard in Bedroom 4. A well-appointed family bathroom completes the upstairs accommodation. Outside, a driveway with space for 2 vehicles sits in front of the property and an integral garage with light and power connected. A pedestrian gate to the side welcomes you into the private and enclosed south-facing garden which is currently laid to artificial grass. A large area of decking to the side provides a perfect space for spending time with family and friends.

Immaculately presented, this home certainly offers an enviable size for a growing family with flexibility in working from home and viewings are highly recommended.

## Key Features

Detached  
4 Bedrooms  
Downstairs Cloakroom  
Utility  
Conservatory  
Integral Garage  
South Facing Garden

## 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. The charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities as well as the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all add to the community focus of the town. Ivybridge certainly has a wealth of opportunities to welcome you and with its very own train station there are excellent transport links to Plymouth, Exeter, and London with all the amenities that larger cities can offer.

## Services

All Mains Services Connected.

## Tenure

Freehold.

## Local Authority

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

**COUNCIL TAX BAND: E**

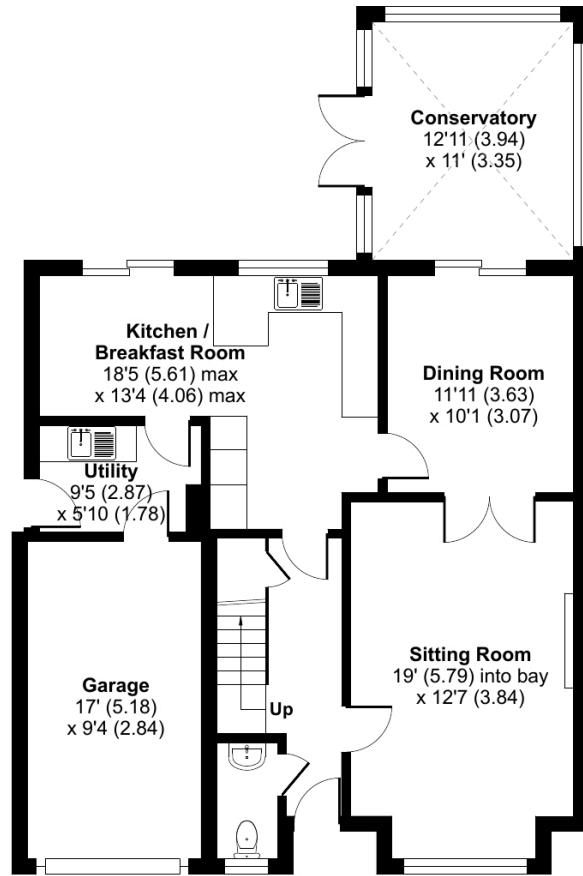
## Viewings

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









GROUND FLOOR

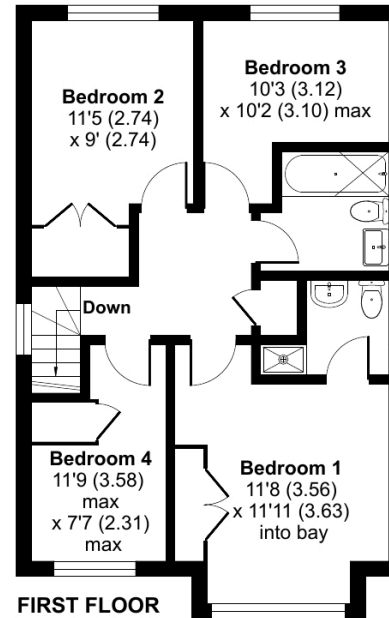
## Lydford Close, Ivybridge, PL21

Approximate Area = 1483 sq ft / 137.7 sq m


Garage = 165 sq ft / 15.3 sq m

Total = 1648 sq ft / 153 sq m

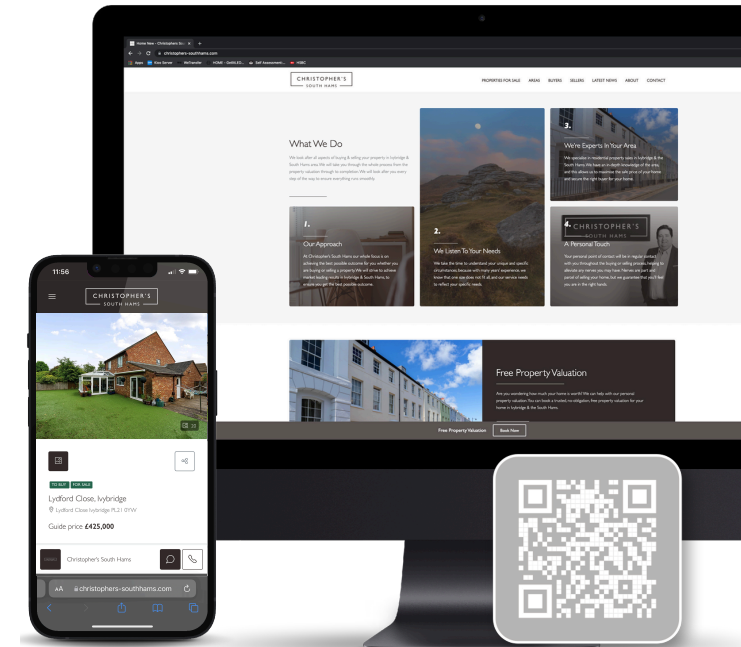
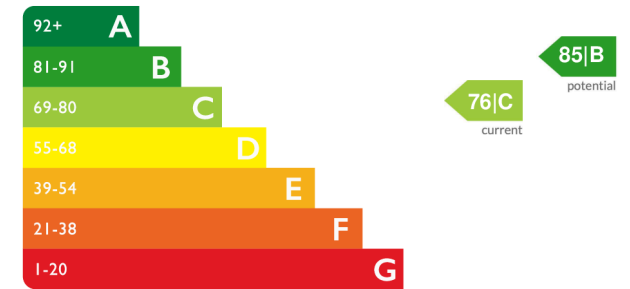
For identification only - Not to scale



FIRST FLOOR

 **Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Christopher's South Hams Ltd. REF: 1130331

## Energy Efficiency Rating



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**CHRISTOPHER'S**  
SOUTH HAMS

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