



Connells

Little Orchard Close
Modbury Ivybridge



Property Description

This immaculate, modern property is a perfect home on the popular, landscaped Palm Cross estate. Within easy walking distance to the centre of the ancient Market Town of Modbury and it's pretty shops, the pre-school, primary school and bus stop. The estate features beautifully landscaped grounds, two nature-filled ponds and a children's play area. There are 4.5 years remaining on the LABC warranty.

On entering the property you are greeted by a hallway with a W.C. and useful storage cupboard equipped with a coat rail and electrical socket. To the left is a well-appointed and airy dual aspect living room with a bay window. The hallway leads into a modern kitchen-diner with integrated Bosch appliances, while the dining area enjoys a lovely outlook over the rear garden through the French doors. On the first floor is a spacious landing with a shelved storage cupboard. The Master Bedroom has fitted wardrobes with views to Dartmoor and also benefits from an ensuite bathroom with a rainfall shower and dual-fuel towel rail. The family bathroom features a built-in bath/shower, Roca vanity unit and Dual Fuel towel rail. The landing leads to a dual aspect double bedroom and further single bedroom, there is also access to the loft via an easy-stow ladder. The central section of the loft has been boarded, with shelving installed between the trusses for additional storage. Comar Sensation Carpets and Moduleo Luxury Vinyl Flooring have been laid throughout the property.

Entrance

Enter the property through a composite door to the front aspect into the entrance hallway. There is an understairs storage cupboard, radiator and doors giving access to the cloak room, lounge and kitchen.

Downstairs Wc

Comprising: WC, wash hand basin and radiator.

Lounge

13' 3" into bay x 15' 5" (4.04m into bay x 4.70m)

The lounge has a double glazed bay window to the side aspect, double glazed window to the front aspect and radiator.

Kitchen / Diner

8' 3" x 15' 5" (2.51m x 4.70m)

The kitchen / diner comprises: Matching wall and base units with complementary work surface over, integrated Bosch appliances- fridge / freezer, dishwasher, washing machine, induction hob with extractor fan, electric oven and one half bowl sink with drainer unit. There is a radiator, double glazed window to the rear aspect and patio doors leading to the rear garden.

First Floor

To the first floor landing there is a storage cupboard and loft access via pull down ladder which is part boarded.

Bedroom One

9' 2" x 8' 8" plus wardrobe (2.79m x 2.64m plus wardrobe)

Bedroom one has built in wardrobes, radiator, double glazed window to the side aspect and door leading to the ensuite.

Ensuite

Comprising; Shower cubicle with rainfall shower, dual fuel heated towel rail, WC, wash hand basin and is part tiled. There is an obscured double glazed window to the front aspect.

Bedroom Two

8' 1" x 11' 2" (2.46m x 3.40m)

The second bedroom has a radiator and two double glazed windows to the front and side aspect.

Bedroom Three

11' 6" x 7' (3.51m x 2.13m)

The third bedroom has a double glazed window to the side aspect and a radiator.

Bathroom

The modern family bathroom comprising: Wash hand basin, WC, bath with shower over, shaver point, dual fuel heated towel rail and there is an obscured double glazed window to the front aspect.

Outside

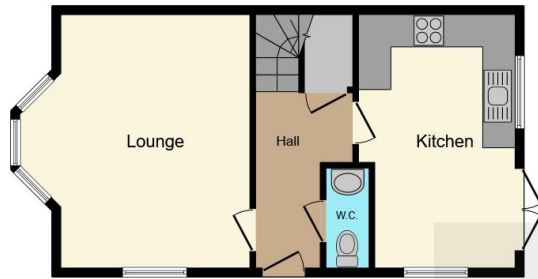
The perfect family garden that is bordered by a 50ft Devon stone wall, large Indian Sandstone patio, lawn, raised beds and decked area that has beautiful, sunset framed views of the local ridge road.

Garage

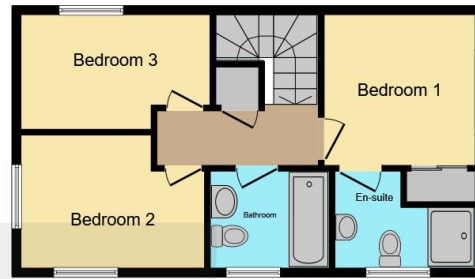
19' 1" x 10' (5.82m x 3.05m)

There is a large garage detached from the property with a single driveway accessible from the garden.

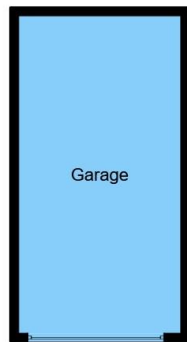




Ground Floor



First Floor



Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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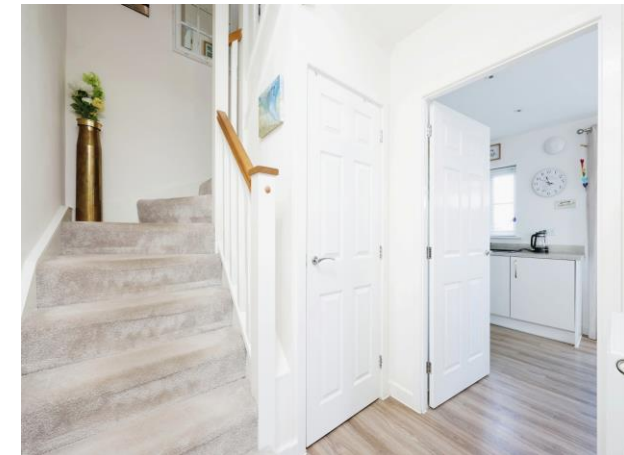
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EPC Rating: B

Tenure: Freehold



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