



Connells

Marshall Drive
Ivybridge



Property Description

Located in the highly sought-after area of Marshall Drive, Ivybridge. With attractive frontage overlooking the green to the river Erme, this impressive 4-bedroom detached home offers generous living space, modern comforts, and excellent access to local amenities. Perfectly suited for growing families or those seeking additional room to work from home, the property is both practical and well-maintained.

The ground floor features a welcoming entrance hall, a bright and spacious lounge/dining room, and a kitchen ideal for entertaining. There's also a convenient downstairs cloakroom and outdoor access to the integral garage.

Upstairs, you'll find four well-proportioned bedrooms and a family bathroom, all of which offer ample storage and natural light.

Outside, the property benefits from private parking space for three vehicles as well as an enclosed rear and side garden, perfect for family time or alfresco dining in the warmer months.

Situated close to well-regarded schools, shops, and Ivybridge train station, this home combines space, location, and functionality - ideal for modern family living.

Cloakroom

WC, wash hand basin. Window to front aspect. Wall mounted radiator.

Lounge/Dining Room

11' 1" max x 25' 4" max (3.38m max x 7.72m max)

Window to attractive front aspect with views to the green and river beyond. Double doors to rear garden. Two wall mounted radiators and an open fireplace.

Kitchen

8' 9" max x 9' 2" max (2.67m max x 2.79m max)

Wall and base mounted units. Oven with extractor over. Sink, space for fridge and washing machine. Wall mounted radiator. Window to rear aspect. Door to rear garden.

Landing

Airing cupboard. Access to bedrooms and family bathroom.

Bedroom 1

12' 10" max x 10' 2" max (3.91m max x 3.10m max)

Window to front aspect. Wall mounted radiator.

Bedroom 2

8' 9" max x 13' 11" max (2.67m max x 4.24m max)

2x velux windows. Window to rear aspect. Fitted wardrobe. Wall mounted radiator.

Bedroom 3

9' 10" max x 10' 1" max (3.00m max x 3.07m max)

2x built in wardrobes. Wall mounted radiator. Window to rear aspect.

Bedroom 4

10' max x 7' max (3.05m max x 2.13m max)

Window to front aspect. Wall mounted radiator.

Bathroom

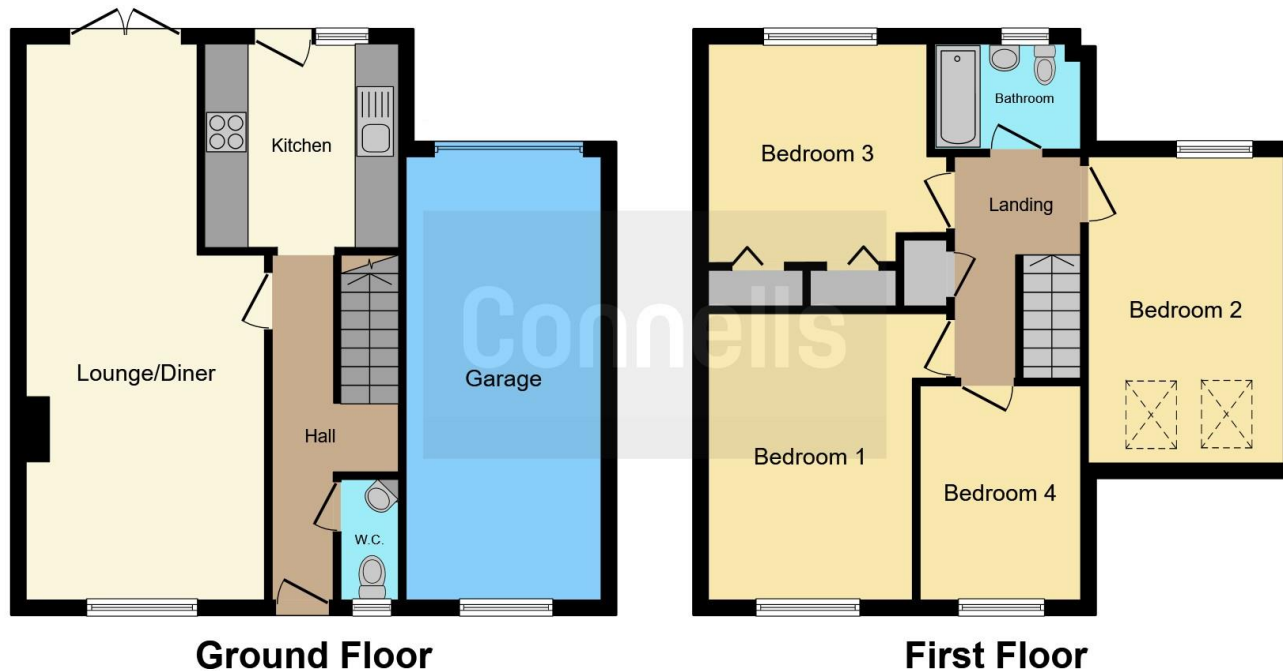
7' max x 5' 6" max (2.13m max x 1.68m max)

Wc, wash hand basin, bath with shower over. Window to rear aspect. Wall mounted radiator.

Garage

8' max x 20' 6" max (2.44m max x 6.25m max)
With power sockets and lighting. Outdoor access.





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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EPC Rating: C Council Tax
 Band: D

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Tenure: Freehold



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