

5 GRANSMORE WALK
ERMINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



5 GRANSMORE WALK

DESCRIPTION

A bright and spacious family home located in a popular residential development within the delightful village of Ermington. This contemporary detached property has stylish interiors arranged with 4 bedrooms, sitting room, office, kitchen/dining room, master ensuite and a family bathroom. The rear garden offers two distinct areas: a wonderful terrace, perfect for alfresco dining and a lawned garden. Via a private footpath is the garage and driveway.

ACCOMMODATION

A private footpath from the main road leads to the entrance of the property. Upon entering, a generous entrance hall provides stairs to the first floor, store cupboard and a guest cloakroom. To the right is the extremely important study, front aspect, ideal for families or those working from home. To the left of the hall is the inviting sitting room with a front aspect window. To the rear of the ground floor is the kitchen/dining room, with views over the terrace and hillside beyond, and 2 sets of patio doors leading out. The modern kitchen has an array of matching base and wall units, breakfast bar, an electric oven, gas hob and space for a dishwasher and fridge-freezer. The kitchen is open to a small utility area and side door leading out.

The first-floor landing has an airing cupboard. Bedroom 1 has a dual aspect with fitted wardrobes and an ensuite shower room. Bedroom 2 has a front aspect with fitted wardrobes. Bedrooms 3 and 4 have rear aspect windows with garden and hillside views. The family bathroom provides a bath, wc and basin.

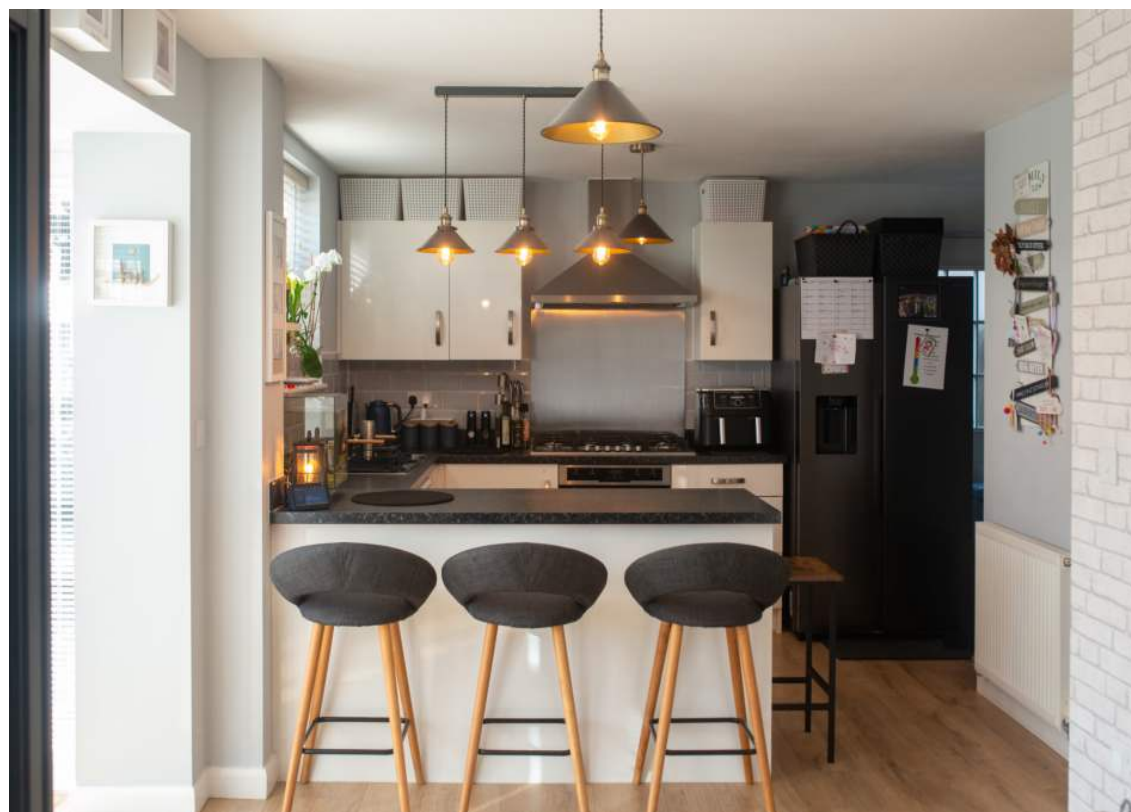
OUTSIDE

To the front of the property is a small garden with shrubs, an elevated lawn area, and an area of paving which provides access along the side of the property via timber gates. To the rear is a fabulous terrace, perfect for alfresco dining, spanning the width of the home. Steps lead down to a lawned garden with perimeter fencing. A private gate leads through to a privately owned rear passage then steps leading down to the garage and driveway. The property also has owned solar panels, great for enjoying reduced energy bills.

LOCATION

Ermington Village and Parish is nestled in the heart of the beautiful South Hams in Devon, sandwiched between the nearby towns of Ivybridge and Modbury, and other villages such as Ugborough and Westlake. Famous for its crooked spire, St Peter and St Paul Church is centrally located within the village and is where the local public house derives its name. The First and Last bistro offers locally made food and is known for the good atmosphere it provides. Ermington also boasts having its own primary school, with an extremely good reputation.





KEY FEATURES

- Sought-after village location within walking distance of the village shop, pubs and school
- Detached family home with four double bedrooms, including a principal bedroom with ensuite
- Stylish, contemporary interiors throughout
- Dedicated front-aspect study ideal for home working
- Lawned rear garden and a superb terrace ideal for outdoor dining
- Garage and driveway parking for convenience
- Elevated position offering attractive views towards Erme Woods
- Spacious open-plan family kitchen/dining area plus a separate sitting room
- Owned solar panels, enjoy reduced energy bills.





PROPERTY DETAILS

Property Address

5 Gransmore Walk, , Ermington, Devon, PL21 9FR

Mileages

Plymouth 10 miles, Modbury 1.5 miles, A38 Dual Carriageway 4 miles
(distances approximate)

Services

Mains water, electricity and drainage.

EPC Rating

Current: B, Potential: B

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From our Modbury office, take the A379 towards Plymouth; after approximately 2 miles turn right onto the A3121 following signs for Ermington and Ugborough. After approximately half a mile take the first turning left into Ermington village. Follow the road through the centre of the village towards Ivybridge and Gransmore Walk will be found on the right-hand side just as you enter Pinwill Crescent.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury. Tel: 01548 831163.

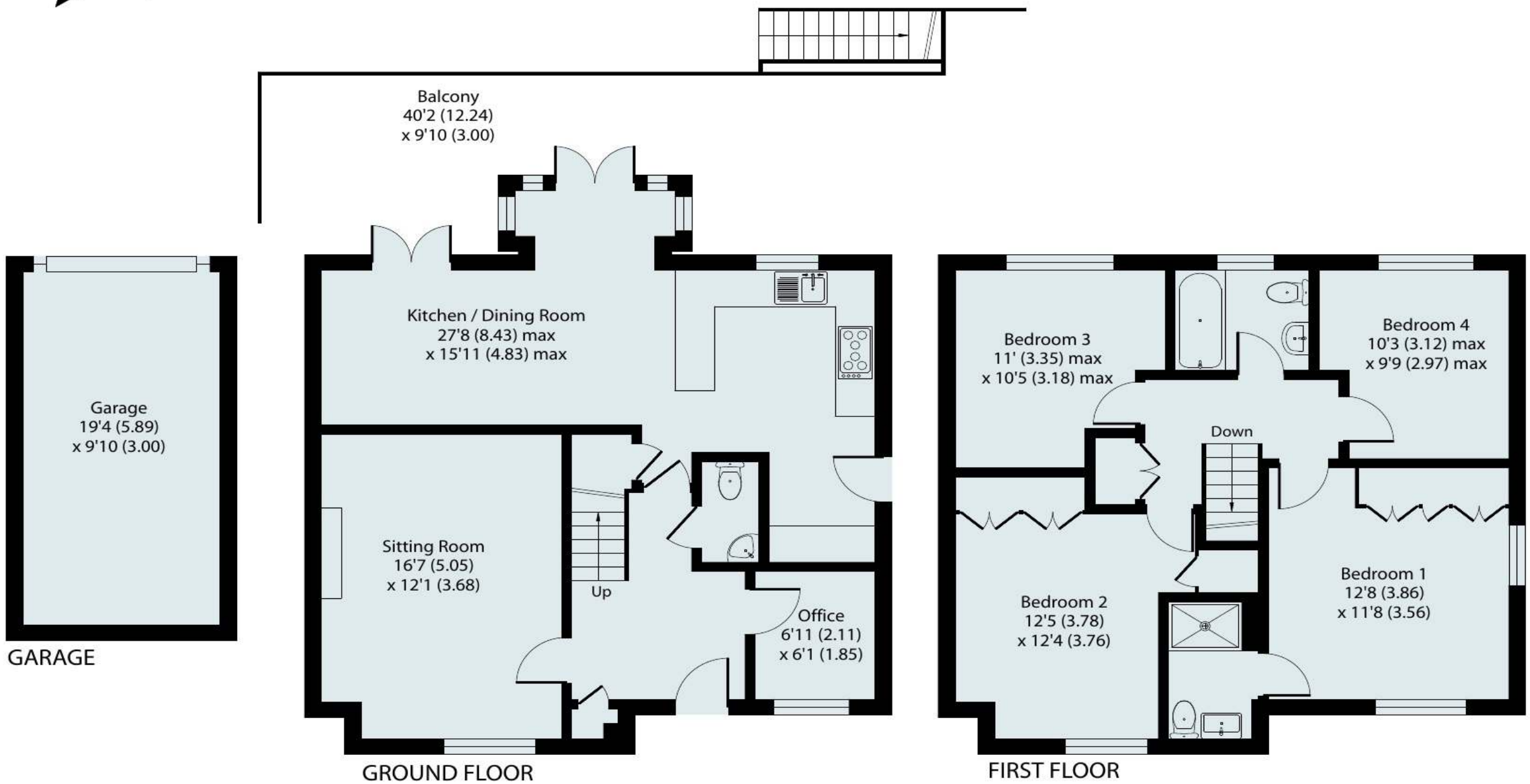


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FLOOR PLAN



Approximate Area = 1387 sq ft / 128.8 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1577 sq ft / 146.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Marchand Petit Ltd. REF: 1178245



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