











## 7 Higher Green Park

Modbury, PL21 0FZ

This stunning 4-bedroom detached family home, boasting a mere 5 years of age, offers a stylish living space bathed in natural light and enjoys exceptional views.

Step into a home filled with warmth and brightness. Large windows and thoughtfully designed spaces ensure that sunlight dances through your home, creating an inviting and energizing atmosphere. The spacious layout flows effortlessly over three floors using a unique design that not only encourages family togetherness but also makes it perfect for entertaining guests.

The heart of your home, the kitchen/dining room is a real family space and offers quality built in appliances, ample counter space, and double doors leading directly out onto the rear patio.

With four generous bedrooms, everyone in the family can enjoy their own space. The master bedroom comes with an en-suite bathroom and fitted mirror fronted wardrobe cupboards. The guest bedroom is also en-suite with fitted wardrobes and the two further bedrooms both offer extensive views as far as Dartmoor. A quality family bathroom completes the first floor accommodation.

The integral garage with its electrically operated roller shutter door to front provides ample storage space as well as parking for your vehicle. Additional parking space on the driveway is perfect for guests.

The charming rear garden is a peaceful retreat where you can enjoy your morning coffee or unwind in the evening. It's perfect for family gatherings and outdoor play. A level area of lawn is surrounded by planted borders and there is a useful timber potting shed and a summer house.

Situated in a popular development, you'll have easy access to schools, parks, shopping, and more. Everything you need is within reach.

- **Beautifully presented**
- **Modern Kitchen/diner with Integrated Appliances**
- **Galleried landing with snug/study**
- **Separate reception room**
- **Four Bedrooms**
- **3 Bathrooms (2 en-suite)**
- **Ground floor cloakroom**
- **Integral garage with electric door**

Super Detached Family Home |  
Four Bedrooms | Three  
Bathrooms (Two En-Suite) |  
Galleried Landing with  
Snug/Study Area | Stunning views  
| Integral garage | Lovely Private  
Garden



3 Church Street, Modbury, Ivybridge, PL21 0QW

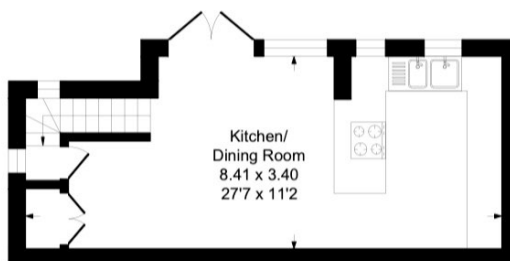
Telephone 01548 830 831

modbury@luscombemaye.com

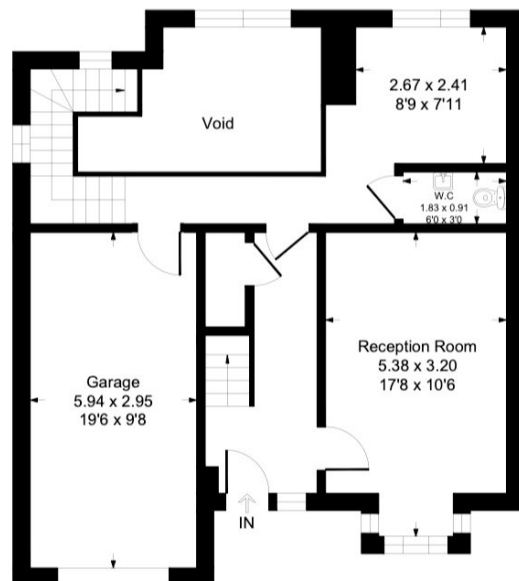
[www.luscombemaye.com](http://www.luscombemaye.com)

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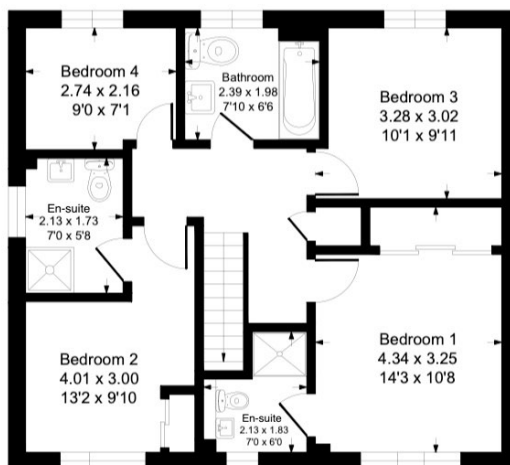
Approximate Gross Internal Floor Area = 163.1 sq m / 1756 sq ft



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



### SERVICES

All mains services are connected. Mains gas fired central heating operated using Hive.

### COUNCIL TAX

The property is in Council Tax Band E

### TENURE

Freehold with vacant possession upon legal completion.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 830831

### DIRECTIONS

From our offices in Church Street travelling on the A379 in the direction of Yealmpton, turn right after The Green into Lanveoc Way and follow the road down and around to the right into Higher Green Park and the property is on your left.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		