











## 9 Little Orchard Close,

**Modbury, PL21 0FY**

Situated in a peaceful position at the bottom of the established Palm Cross development, 9 Little Orchard Close offers a spacious and well-presented five bedroom detached house enjoying views over the park and green to Dartmoor beyond.

The ground floor comprises an entrance hall with space for shoes and coats, integral access to the single garage with power and light, downstairs cloakroom, large storage cupboard and access to the generous living room with a large bay window framing the glorious far-reaching views. To the rear of the property is the large open plan kitchen/dining room offering views over the garden and French doors to the patio area. The kitchen enjoys a modern and contemporary finish with integrated appliances including a Bosch 4 ring induction hob, Bosch double oven and grill, dishwasher and space for fridge and freezer. The dining area can comfortably fit a large dining table and has glazed French doors opening out to the rear garden. Tucked away is a useful utility area with plumbing for washing machine and space for tumble dryer.

Stairs lead from the entrance hall to the first floor landing with loft access, on this level five generous double bedrooms can be found all benefiting from an abundance of natural light throughout. The master bedroom is a generous suite with ensuite shower room, built in wardrobes and views over Dartmoor whilst the second bedroom benefits from the same aspect and a further ensuite shower room. The family bathroom is well-presented with a modern finish and comprises a separate bath and walk-in shower, pedestal hand basin and WC.

Stepping out from the French doors in the dining room, is a large paved patio, boarded with beautiful agapanthus and a level lawn area beyond. The paved path leads around the house to an area large enough to erect a storage shed or home office, and a side gate taking you straight to the two private parking spaces in front of the garage door.

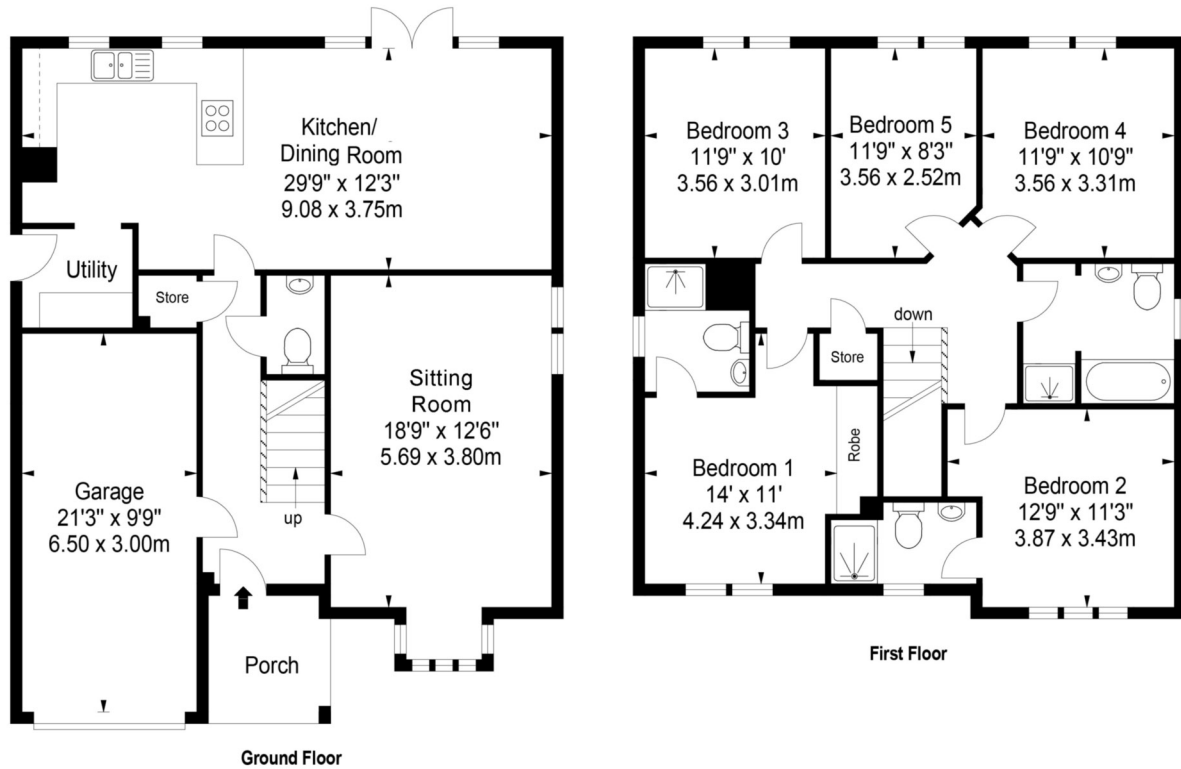
A substantial five bedroom detached house located within easy walking distance of the local amenities and school in Modbury benefiting from driveway parking, a single garage and large rear garden.

- **Detached Family Home**
- **Driveway Parking**
- **Five Double Bedrooms**
- **Nearby School and Shops**
- **Countryside Views**
- **Single Garage**
- **Large Enclosed Rear Garden**
- **Open Plan Kitchen/Dining Room**
- **Master Bedroom with Ensuite**
- **Naturally Light and Bright**
- **Well-Presented Throughout**



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Approximate Gross Internal Area = 178.05 sqm / 1917 sq ft



#### SERVICES

Mains electricity, gas, water and drainage.

#### COUNCIL TAX

The property is in Council Tax Band F.

#### TENURE

Freehold.

#### 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.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		