



The Orchard, Modbury, PL21 0NQ

Guide Price £625,000

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Situated in an elevated position within the bustling market town of Modbury, this delightful house offers spacious accommodation, a double garage and far-reaching views.

Built in 2006, The Orchard is a modern development within the town of Modbury offering a range of properties including this generous five bedroom home. The ground floor comprises entrance hall with ample space for shoes and coats, downstairs cloak room and a generous living room with feature fireplace and large sash window to the front aspect. Double doors lead through to the dining room with French doors framing the views over Modbury and providing access to the elevated decking. The kitchen has a modern finish with a range of fitted units and integrated appliances, breakfast bar, door leading to the rear garden and understairs pantry. The ground floor also offers a utility room with sink and space for a washing machine and tumble dryer.

Stairs lead from the entrance hall to the first floor landing with storage cupboard and access to the five double bedrooms. The master bedroom is a spacious room with modern ensuite including a double shower cubicle, and views over the countryside opposite. The second bedroom is a large double room with an ensuite shower room. There is also the family bathroom finished to a high standard.

The property is approached from the lane over a tarmac driveway shared with one other property and provides a private parking space and access to a double garage with electric up and over door to front and power and light connected. The garden lies to the rear of the house and provides a high degree of privacy. An area of decking directly to the rear catches the sun until late in the evening and provides the ideal place to enjoy morning coffee or alfresco evening dining. A few steps lead down to a level area of lawn with established borders and flower beds. A pedestrian gate leads from the garden to the parking area.

SERVICES

All mains services are connected. Mains gas fired central heating.



1 The Orchard, Modbury, PL21 0NQ

Approximate Gross Internal Floor Area = 153.8 sq m / 1656 sq ft
 Garage Area = 31.4 sq m / 339 sq ft
 Total Area = 185.2 sq m / 1995 sq ft

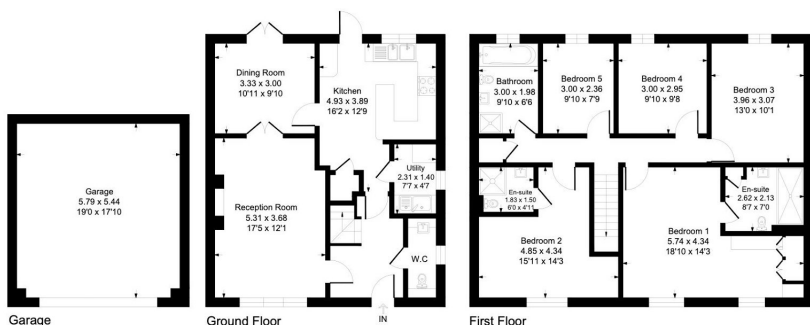
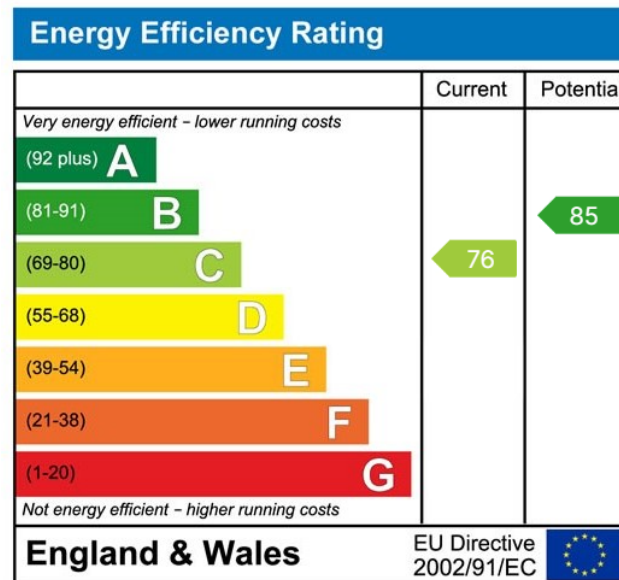


Illustration for identification purposes only, measurements are approximate, not to scale.

- Utility Room
- Nearby Amenities
- Two Bedrooms with Ensuite
- Modern Finishes Throughout
- Walking Distance to Town Centre
- Naturally Light and Bright
- Views over Modbury Town
- Driveway Parking
- Double Garage
- Five Double Bedrooms



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