



Luscombe Maye

Since 1873

Higher Green Park, Modbury

Guide Price £395,000

3 2 1



42 Higher Green Park is a pristine modern family home located in a sought-after residential area in the charming town of Modbury. The entrance opens to a spacious hallway with Karndean flooring that leads to a lounge featuring a bay window facing the front. A cloakroom with a WC and a handy storage cupboard beneath the stairs are situated along the hallway. At the back of the house, the bright and airy kitchen/diner, also with Karndean flooring, is well-equipped with a variety of base and wall units, integrated Bosch appliances (fridge freezer, oven and grill and four ring hob) and doors that open to the sunny rear patio. The utility area provides additional space for a washing machine and tumble dryer, as well as housing the gas-fired central heating boiler.

The first-floor landing is bright and roomy, with a built-in cupboard for extra storage. The master bedroom, with delightful views to Dartmoor, complete with built-in wardrobes and an en-suite shower with high quality floor to ceiling tiling, is located at the front of the house. While two additional bedrooms at the back, offer views over the garden. A contemporary family bathroom also with floor to ceiling tiling rounds off the first-floor accommodation.

Outside, the property boasts a private driveway parking for three cars leading to a sizeable garage with an up-and-over door, power and lighting, plus additional storage in the rafters. The rear garden has been meticulously landscaped with a patio, raised beds and an upper garden, porcelain corner patio to enjoy the sun throughout the day and into the evening. The garden is fully enclosed, providing a safe environment for children and pets.

Council Tax: Band D Tenure: Freehold. Standard construction

Electric: mains. Water: mains. Heating: gas central heating.
Sewerage: mains. Broadband: FTTP. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: Single garage & driveway

An annual management fee may become applicable for all properties on the estate. Further details can be obtained from the agents.



42 Higher Green Park, Modbury, Ivybridge, PL21 0FZ

Approximate Gross Internal Floor Area = 90.3 sq m / 972 sq ft

Garage Area = 18.4 sq m / 199 sq ft

Total Area = 108.8 sq m / 1171 sq ft

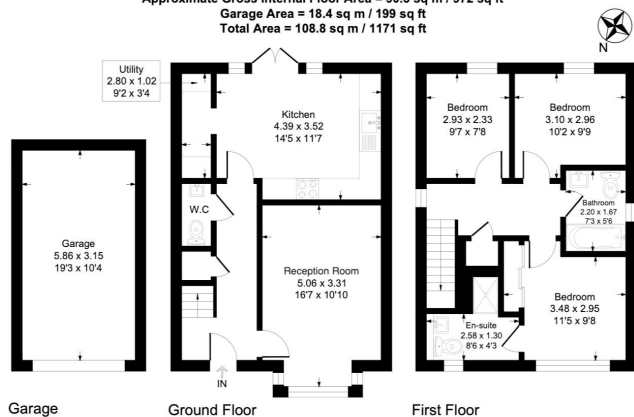
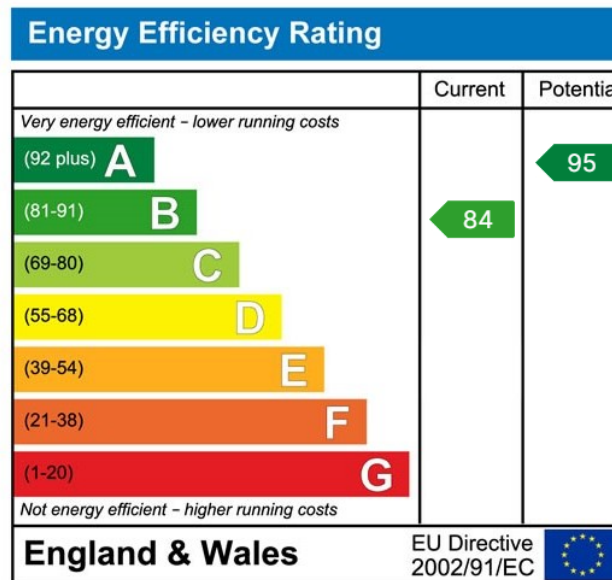


Illustration for identification purposes only, measurements are approximate, not to scale.

- Modern detached home
- No onward chain
- Countryside views
- Immaculately presented
- Master bedroom with en-suite
- Private rear garden
- Driveway parking
- Garage
- Walking distance to school and shops
- Popular location close to amenities



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.