



Luscombe Maye
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Long Park, Modbury, Ivybridge, PL21 0RP

Guide Price £525,000

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Situated in an elevated position within the market town of Modbury, 28 Long Park is a spacious five bedroom family home benefitting from front and rear gardens, driveway parking and a single garage. This substantial modern house is incredibly energy-efficient with features such as 4kW Solar PV system, Solar Hot Water iBoost immersion controller and external insulation.

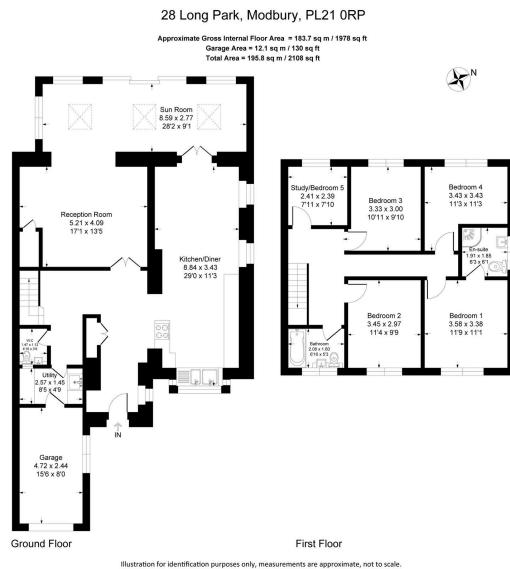
Upon entering the property through the front garden, there is a spacious entrance hall with cupboards for shoes and coats leading through to large open plan kitchen/dining with glass bifold doors through to the living framing the views to the rear. The kitchen has been finished to a high standard with an abundance of mounted wall and floor storage and integrated appliances. The kitchen leads through to the beautiful dining room enjoying triple aspect windows and access via bifold doors to the breathtaking sunroom with skylights and stacking doors opening onto the beautiful rear garden. The living room is a lovely and cosy space with storage cupboard and leads back around to the front of the property where a cloakroom, utility room and integral access to the garage can be found.

The first floor offers five spacious bedrooms including four double rooms and a single bedroom currently used as an office. All the bedrooms benefit from an abundance of natural light and viewings to the front and rear aspects. The master bedroom is spacious with a modern ensuite shower room and there is also a further family bathroom.

Outside, 28 Long Park sits on a generous plot at the end of a terrace. To the front is driveway parking for 2 cars, electric car charging point and access to the garage with electric roller door. There is a fully enclosed, level front garden that enjoys the morning sun with a flower beds and access to the road.

To the rear is a large paved garden with flower bed borders and shed, this lovely area gets the evening sun and is the idyllic spot to relax throughout the afternoon.





- Unique five bedroom family home
- Front and rear gardens
- Driveway parking and single garage
- Finished to a high standard
- 4kW Solar PV system
- Walking distance to amenities and school
- Quiet elevated position
- Master bedroom with ensuite
- Naturally light and bright throughout
- Immaculately presented throughout

