



Luscombe Maye
Since 1873

11 Erme Park, Ermington, PL21 9LY

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DESCRIPTION

This beautifully presented detached bungalow enjoys a peaceful position within a quiet cul-de-sac and commands wonderful views across Erme Woods and the River Erme. The property also benefits from planning permission to create a second story, offering the opportunity to create a spacious family home with 4 double bedrooms (2 en-suite) on the first floor along with a further family bathroom.

A welcoming entrance porch leads into a bright hallway, giving access to all principal rooms. The spacious L-shaped sitting and dining room is filled with natural light from a large picture window and features a stone fireplace with an open fire. The kitchen is well equipped with an excellent range of units, integrated Neff appliances, two sun tunnels and a concealed utility area, with a door leading to the rear garden.

The property currently offers three double bedrooms, together with a well-appointed family bathroom and excellent built-in storage throughout.

OUTSIDE

The wrap-around gardens provide several peaceful seating areas, including a raised patio enjoying far-reaching views towards Erme Woods. A useful garden office with power is ideal for home working, while a charming stream runs along the rear and side boundaries. The property also benefits from an integral single garage, log store and driveway parking.

LOCATION

Ermington is set amid delightful countryside. It has a public house, a restaurant, excellent community shop and cafe, a highly regarded Primary School and for secondary schooling it is in the catchment area of Ivybridge Community College. The village has a welcoming community feel with various activities including a Summer Fair and cricket team. Nearby is the charming market town of Modbury, which offers a range of independent shops, post office, butchers, Co-op, 2 pubs, health centre, dentist, and a veterinary surgery.

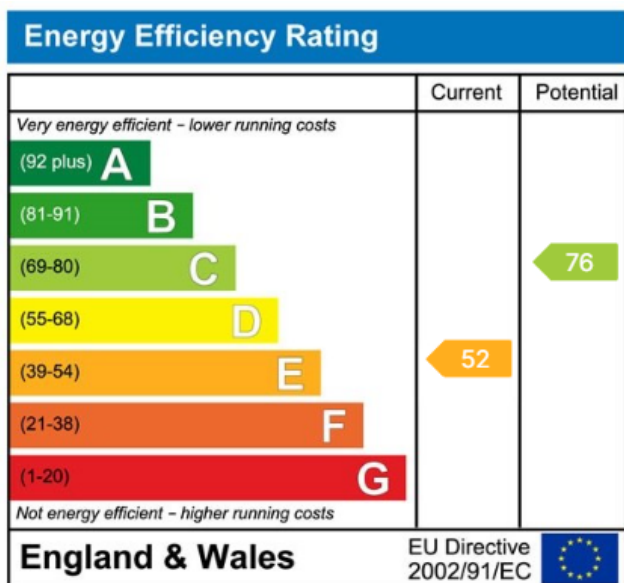




Total area 112 Sq.m (1205 Sq.ft) Approx.
(Excluding Outbuildings)

NB. This Floor Plan is for illustrative purposes only; all dimensions are approximate.

- Detached 3 bed bungalow
- Planning Permission to substantially enlarge
- Open plan living & dining
- Wrap around garden
- Spectacular views to Erme Woods
- Garden office
- Thriving village community
- Garage and driveway



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Use the QR code for further "Material Information" about this home

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