



Victoria Bolt
estate agents POWERED BY **exp** UK

Cross Park, Filham

Guide Price £525,000

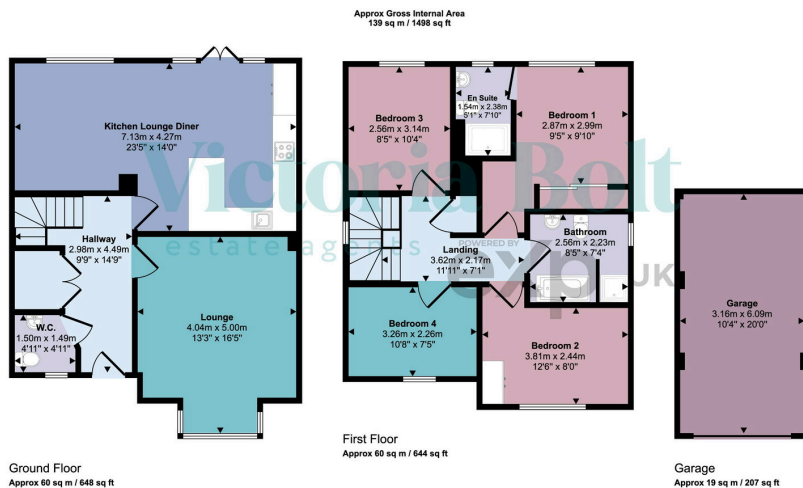
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- Detached modern family home
- Four double bedrooms
- Spacious kitchen/diner/family room with integrated appliances
- En suite to main bedroom
- Garage with electric door
- Approximately 1,498 sq ft of living space
- Sought-after Filham location
- Bright and welcoming lounge
- Family bathroom with bath and separate shower
- Driveway parking with potential for additional parking



Beautifully presented throughout, this spacious four double bedroom detached home is located in the sought-after Filham area of Ivybridge and offers around 1,498 sq ft of modern family living space. The property features a bright lounge, a stylish kitchen/diner/family room with French doors to the rear garden, a downstairs cloakroom, a utility cupboard, an en suite to the principal bedroom, a family bathroom, a garage with an electric door, and driveway parking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	