

7 CLOVER PARK

BRIXTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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7 Clover Park | Brixton | Plymouth | Devon | PL8 2FQ

Completed in 2022 with the remainder of a 10 year ICW warranty, this detached four bedroom, principal en suite home offers 1,837 sq ft of open plan kitchen dining living space, a light filled garden room, utility, southerly facing garden, plus spacious driveway parking and a garage.

Mileages

Plymouth Train Station 5.8 Miles, A38 4.2 Miles, Mothecombe Beach 7 Miles, Newton Ferrers and Noss Mayo Estuary 4 miles (All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Dining / Sitting Room, Garden Room, Utility Room, WC

First Floor

Bedroom with Ensuite, Two Further Bedrooms, Bedroom / Home Office, Family Bathroom

Outside

Spacious Driveway, Garage, Garden

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



Completed in 2022 and still benefitting from the remainder of a 10 year ICW warranty, this contemporary detached home is set within a small, exclusive development of just 28 homes at Clover Park. Built by AdPad Construction and subsequently enhanced by the current owners, it offers approximately 1,837 sq ft of bright, thoughtfully arranged accommodation designed around comfort, quality and modern family life.

From the outset, the house has a strong sense of arrival. The specification is high, the proportions are generous, and the layout has been planned to feel easy in day to day use. One of the home’s most useful details is the spacious rear parking, garage and access, which suits day to day life brilliantly, particularly for unloading shopping, getting everyone in and out with ease, or coming home from the coast or moor, while the front entrance still delivers a sense of arrival when you’re welcoming guests.

The Living Spaces

The front door opens into a spacious entrance hall that feels bright and welcoming, with Karndean flooring underfoot and a softly carpeted staircase rising to the first floor, the layout gives a spacious, easy flow through to the main living spaces.

The open plan kitchen, dining and living space has been created for both everyday routines and entertaining, with excellent natural light throughout. The kitchen is fitted with sleek deep blue cabinetry, integrated appliances and crisp white worktops, with a run of tall cupboards for excellent storage. A generous breakfast bar creates an easy social hub with seating for three, beneath statement pendant lighting. The sink is set beneath the window, making the most of the outlook and natural light.

The dining area enjoys a window overlooking the garden, an inviting spot for long lunches and relaxed evenings. At the other end of the room, the sitting area is arranged on soft carpet and finished with a calming feature wall, creating a comfortable place to unwind with plenty of space for a large sofa.

Glazed doors open into a garden room that brings a lovely sense of connection to the outside. Filled with natural light and opening onto the patio, it works beautifully as a quiet day room, a place for reading, morning coffee, and house plants, gently set apart from the main living space while still feeling part of the flow of the house. The wide bifolding doors draw the terrace right up to the room, making it feel wonderfully open on warmer days. For buyers who love open plan living but also want an additional, separate reception room, it strikes the balance perfectly, connected when you want it to be, and quieter when you don’t. It also suits family life as needs change over time, ideal as a playroom for younger children with easy access to the garden, or a relaxed hangout for older children wanting their own space. The bifold doors open to the terrace and garden, creating an easy extension of the living space.

A separate utility room keeps laundry and appliances neatly out of the main living spaces. The guest cloakroom sits just off the hallway, finished with a contemporary suite.

Bedrooms and Bathrooms

Upstairs, the principal suite is with Sharps fitted wardrobes and a dedicated en suite shower room. The bedroom itself is notably spacious, with an excellent run of built in storage spanning the wall, including a mix of a vanity unit (with lights and an electric socket) hanging space and drawers that keeps everything neatly organised. Soft carpeting adds comfort underfoot, and the proportions allow for a large bed and additional furniture without feeling compromised.



Outside

The garden has been arranged in two distinct zones. Immediately beyond the garden room, an extensive paved terrace creates a brilliant outdoor living space with room for both dining and lounging. A few steps lead down to a neatly kept lawn edged by planted borders with a further patio area, with a small pond providing a gentle focal point. The layout is designed to be easy to look after, while still feeling established and green through the seasons. A gate from the garden opens directly to the rear parking area and the single garage, reinforcing the convenience of everyday rear access.

Setting and Lifestyle

Clover Park sits on the edge of Brixton, a well-connected South Hams village that combines a friendly community with excellent access to Plymouth City Centre, around six miles away. The village offers a much loved pub, a garden centre with café, a local garage and a popular fish and chip shop. Families are well served by St Mary’s C of E Primary School, rated Outstanding, with Ivybridge Community College and Coombe Dean School among the strong secondary options within easy reach. Local clubs and village events help create a genuine sense of community.

For outdoor living, the area is exceptionally well placed. Footpaths lead from the village into open countryside and down towards Cofflete Creek, while the sandy beaches at Wembury and Mothecombe are a short drive away. Residents can also apply for mooring rights on the Yealm Estuary, a beautiful setting for sailing, paddle boarding and other water sports, and Dartmoor National Park is close by for walking, cycling and riding.

Plymouth, Britain’s Ocean City, provides theatres, restaurants, historic waterfront destinations and major retail. With mainline rail services to London and ferry links to Europe, it offers impressive connectivity.





Property Details

Services: Mains water, electricity, gas and drainage.

EPC Rating: Current: B - 86, Potential: A - 93, Rating: B

Council Tax: Band F

Tenure: Freehold

Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Travelling along the A379 from Yealmpton towards Brixton, as you enter the village, just after the Foxhound Inn is the entrance to Orchard Road on your right hand side, just before the roundabout. Follow the road all the way through Orchard Road, into Daisy Park and then into Clover Park. Follow the road to the top of Clover Park and you will find number 7 on your left. . Pass 7 Clover and turn left and you will find the garage and parking just behind the property.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

Key Features

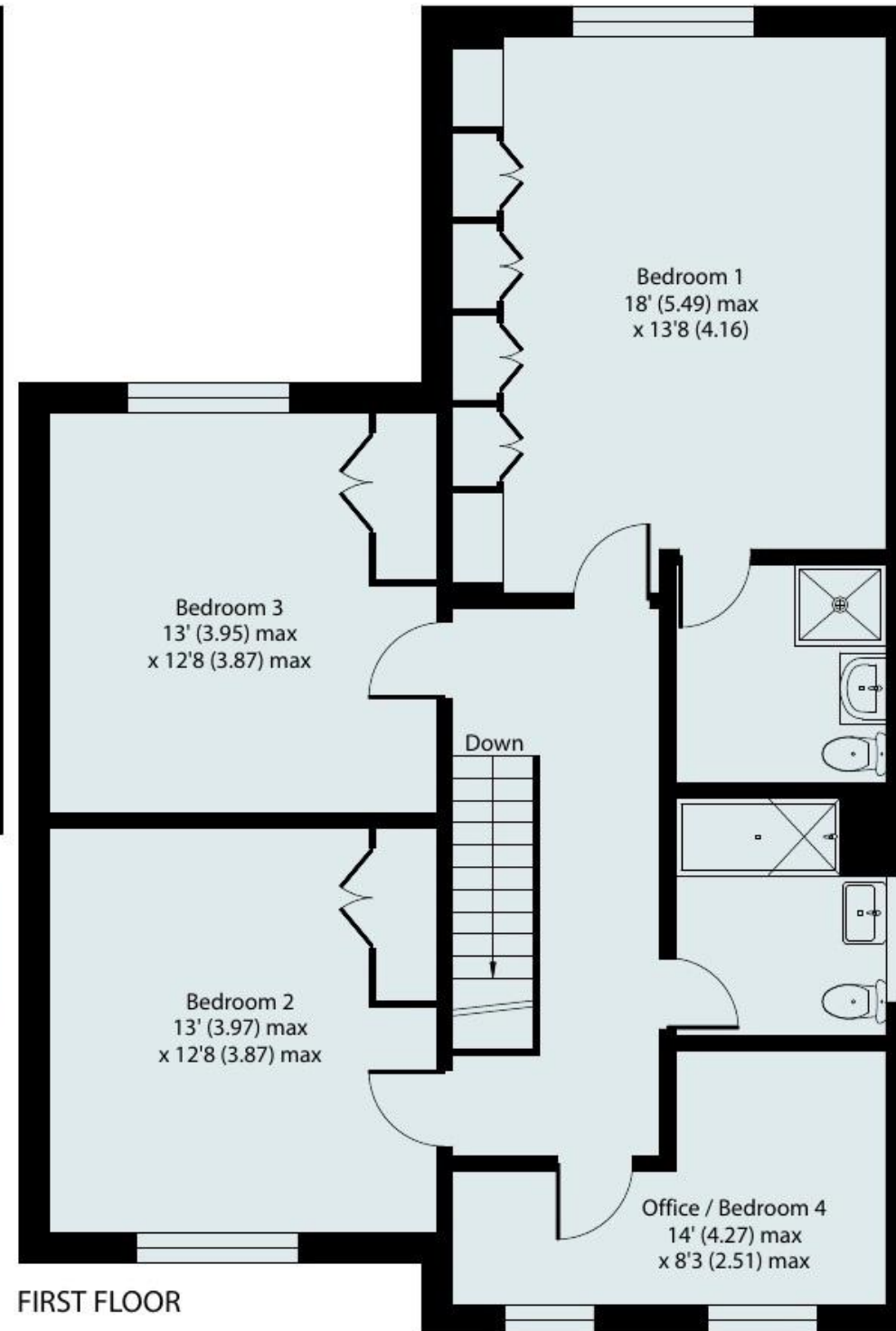
- Approximately 1,837 sq ft of bright, well planned accommodation designed for modern family life and entertaining
- Spacious rear parking and garage with practical access for shopping and day to day comings and goings
- Sociable kitchen with breakfast bar seating and generous storage, ideal for everyday routines and hosting friends
- Open plan kitchen, dining and living space with a comfortable sitting area and a natural flow for relaxed living
- Light filled garden room with bifolding doors, providing a quieter second reception room and a seamless link to the terrace
- South facing garden arranged with patio areas, a pond and lawn for easy enjoyment.



Approximate Area = 1837 sq ft / 170.6 sq m
Garage = 212 sq ft / 19.6 sq m
Total = 2049 sq ft / 190.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590