



Luscombe Maye

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# 3 Little Orchard Close

3 2 1



Nestled in a sought-after location within Modbury, this spacious three-bedroom house, immaculately presented throughout, offers modern and contemporary living with views towards Dartmoor.

Upon entering, you are greeted by naturally light interiors that create an inviting atmosphere. The well-proportioned reception room provides ample space for relaxation and entertaining. The carefully designed layout ensures a seamless flow through to the spacious kitchen with a range of wall-mounted units, integrated appliances, French doors to the rear garden and useful utility room and WC.

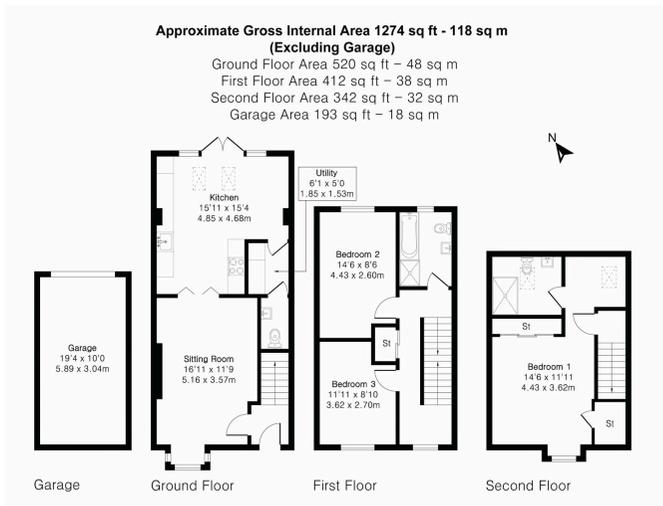
On the first floor are two spacious double bedrooms, naturally light and bright with views and a modern family bathroom. Stairs lead to the principle bedroom which is a generous room with dual aspect windows, built-in wardrobes and a large ensuite.

Outside, a private and enclosed rear garden offers a lovely space for outdoor activities and al fresco dining. The property also benefits from a single garage and driveway, providing convenient parking.

This home is ideally situated within walking distance of local amenities, the school, and the bus stop, making it perfect for those seeking convenience and a vibrant community. The desirable location within Modbury adds to its appeal.

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. There is a good range of local shops including a butcher, grocers, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile bank and library. For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Modbury is on the main bus route and is also only about five miles from the A38. Nearby there are fine cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury and Dartmoor National Park is several miles to the North.

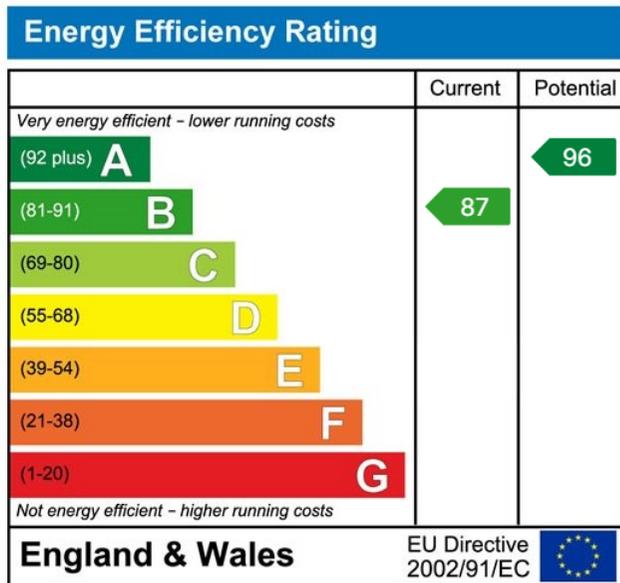




Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Spacious three bedroom house
- Immaculately presented throughout
- Private and enclosed rear garden
- Single garage and parking
- Naturally light throughout
- Principle bedroom with generous ensuite
- Views towards Dartmoor
- Walking distance to nearby amenities, school and bus stop
- Sought after location within Modbury
- Modern and contemporary finishes throughout



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



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