



**Kersleyland Field, Filham, Ivybridge, Devon, PL21 0WR**

**£345,000**

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 2**

This spacious three storey home is positioned on an elevated plot and benefits from distant views across its surrounding towards the rolling South Hams countryside. Positioned also in a cul-de-sac, the property benefits from a private driveway for 2 cars were you could easily connect an EV charging point. On entering the property, the reception hallway leads opens into the ground floor accommodation which comprises a separate lounge enjoy a pleasant open aspect to the front and a large understairs cupboard perfect for household items. LVT flooring has been fitted to the hallway and lounge, plus this continues into the Kitchen and utility areas for easy cleaning and perfect for pets.

A doorway leads into the Kitchen-Diner directly from the lounge, this generously proportioned room provides plenty of space for your family dining suite the kitchen offers a range of quality built in cabinets and work top space, finished with wood grain shaker style cabinet doors. The kitchen includes a fitted double electric oven, gas hob, dishwasher and room for your fridge-freezer. French doors open into the garden and you step directly onto the terracing, perfect for summer BBQ's and entertaining.

A doorway from the kitchen opens into a useful Utility Area where you will find plumbing for a washing machine and the gas boiler for the hot water and heating to the property. A doorway opens directly into the downstairs WC.

The first floor comprises two double bedrooms and the family bathroom all leading off a large landing area where you will also find a practical airing cupboard for storing your linen. Bedroom 2 features built in wardrobes with mirrored sliding doors and Bedroom 3 enjoys a lovely view to the front aspect across the development. The family bathroom is tastefully tiled and comprises a paneled bath, separate shower, wc and sink.

The master bedroom occupies the top floor of the property, this generous sized room features plenty of storage space into the eaves, along with it's own dressing area with two double wardrobes and private ensuite shower room, tastefully finished with quality tiling, a large shower cubicle, sink and wc.

Outside, the property offers generous enclosed gardens which have been landscaped to include a large sandstone paved terrace perfect for outdoor living with a few steps up to a lawn which is all enclosed by paneled fencing, perfect for pets and young children. There is a wooden storage shed, and a gateway leads directly to the driveway at the side. There is an outside light point and cold water tap also.

The property is fitted with gas central heating and double glazing, it still holds a number of years of its NHBC warranty which expires in 2031 and has a high EPC rating of 84B. There is an annual estate charge of approx £312.00 for the current year, and the property is being sold vacant with no onward chain. Quote MK1488092 to view this property.

#### **Entrance Hall**







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