



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

# Marshall Drive, Ivybridge

Offers Over £325,000

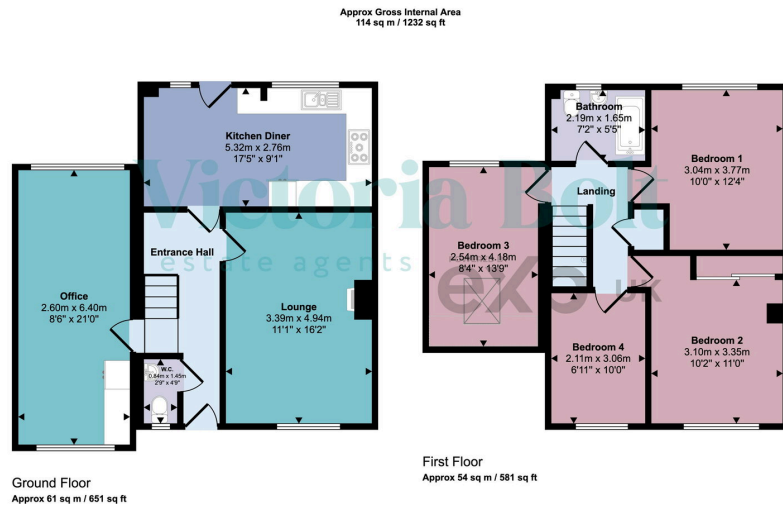
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- Four-bedroom detached family home
- Three double bedrooms and one single
- Good-sized separate lounge
- Converted garage (utility, storage and study space)
- Driveway parking
- Over 1,230 sq ft of living space
- Spacious kitchen/diner ideal for family life
- Downstairs WC
- Low-maintenance rear garden
- Level walk to Ivybridge town centre, close to river and local schools



Spacious four-bedroom detached home in a popular Ivybridge location, offering over 1,200 sq ft of flexible living space. With a converted garage providing additional utility, storage and office space, a kitchen/diner at the heart of the home, and a low-maintenance garden, it's a great option for families looking for space and convenience, all within easy reach of the town centre, schools and riverside walks.



Denotes head height below 1.5m

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 Snaggy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	