



Cleeve Drive, Ivybridge, PL21 9BW

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are pleased to offer to market this link-detached family home close to the town centre.

There are many appealing factors to this home, not least its fantastic location; the spacious entrance vestibule and downstairs cloakroom will always be a bonus.

The current owners have redesigned downstairs to create an intimate sitting room welcoming you indoors with the warmth of the log burner.

From here, they have opened up a superb open-plan kitchen/dining room overlooking the rear garden which effortlessly combines a modern finish with a calm Scandinavian-style ambience. Both the kitchen and dining room offer side access to the rear patio, ideal for extending these sociable spaces to alfresco entertaining and bridging the gap between inside and out.

Upstairs, a linear hall invites you to 2 double bedrooms and a very generous single. There is a large storage/airing cupboard on the landing and a well-appointed family bathroom completes the upstairs accommodation.

Outside, a large walled driveway greets you with parking for 3 vehicles.

The garage has light and power connected and offers access through to the garden as well with a rear pedestrian door in place.

The expansive rear garden delights in its south-easterly aspect and offers varying spots from which to enjoy this private spot. From level lawn and separate seating areas, including two shaded by pergolas that incorporate a lovely mediterranean vibe, this garden will attract those looking to dally in its large timber potting shed, watching the children play or to while away the hours with a good book and a glass of something refreshing – a little for everyone.

In essence, this fantastic home should appeal to a wide audience and viewings are highly recommended.

Key Features

Link Detached Family Home
Redesigned Downstairs Living
Downstairs Cloakroom
3 Double Bedrooms
Large Garden
Garage
Parking
Great Location

Situation & Amenities

With the pretty River Erme flowing from the moors through the middle of the town, Ivybridge is family-orientated with a rich heritage of traditional industries such as milling and cloth making that are still celebrated today. As well as its fascinating history, Ivybridge offers adventure. The idyllic countryside and moorland offer miles of magnificent walking trails out of the town, whilst in the town itself you'll find pubs, eateries and a variety of shops and supermarkets. The property sits within walking distance of the town centre.

There is a good choice of primary schools all within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award. There are several places of worship with noteworthy histories, GP and Dental Surgeries, a Minor Injuries Unit, two leisure centres with swimming pools, fitness suites, and various health classes. The charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities as well as the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all add to the community focus of the town. Ivybridge certainly has a wealth of opportunities to welcome you and with its very own train station there are excellent transport links to Plymouth, Exeter, and London with all the amenities that larger cities can offer.

Services: All Mains Services Connected.

Tenure: Freehold.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority:

South Hams District Council,
Follaton House, Totnes, TQ9 5NE

Council Tax Band: D

Viewings:

Strictly by appointment through
Christopher's South Hams
01752 746 550





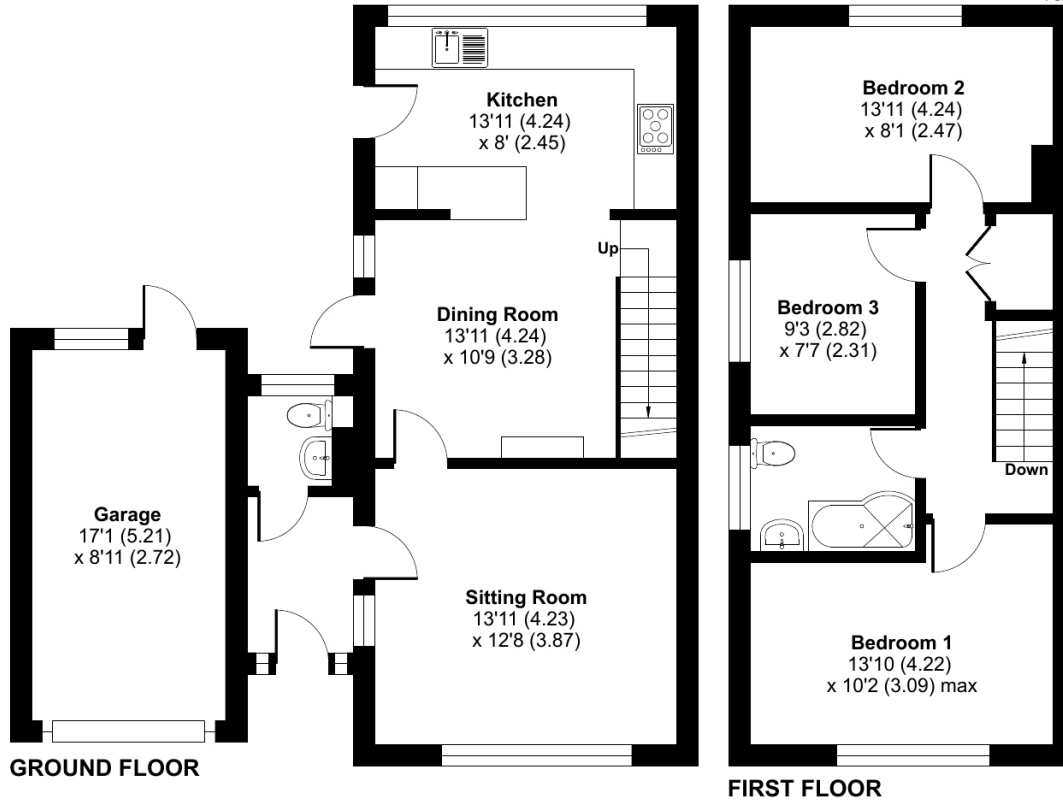
Cleeve Drive, Ivybridge, PL21

Approximate Area = 989 sq ft / 91.8 sq m

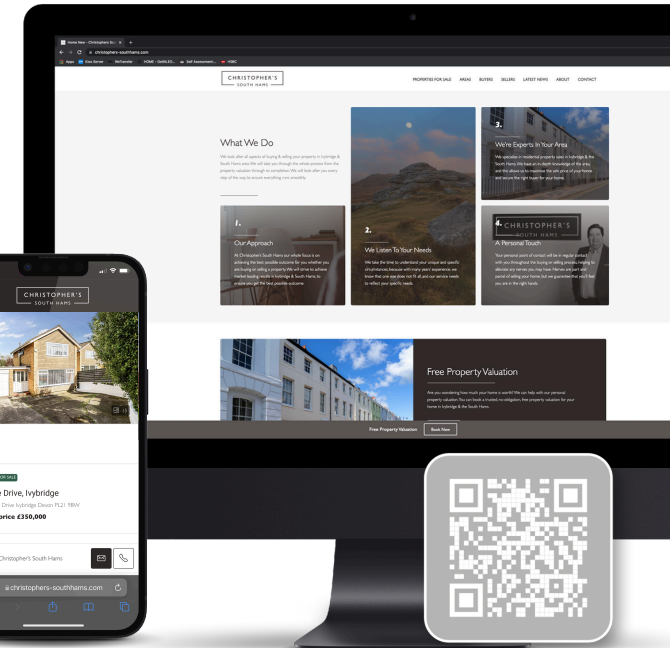
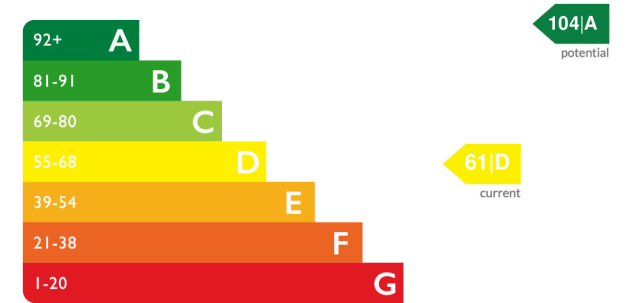
Garage = 152 sq ft / 14.1 sq m

Total = 1141 sq ft / 105.9 sq m

For identification only - Not to scale



Energy Efficiency Rating



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