



**New Green Street, Ivybridge, Devon, PL21 0GD**

Ivybridge

**£245,000**

**Bedrooms: 2 | Bathrooms: 2 | Receptions: 1**

Located on the eastern side of Ivybridge, Lucerne Fields is a popular modern development, perfectly located for easy access in and out of the town for shopping, schools and its health and leisure facilities.

The property benefits from a long driveway to the side where you will be able to park two cars, plus a front garden with pathway leading to the front entrance. Inside the home, there is a downstairs WC and cupboard which leads off the hallway, and an open plan opening into the kitchen where you will find plenty of fitted cabinets and worktop space, along with an electric fitted oven, gas hob with extractor and plenty of space for your white goods and fridge/freezer.

The Lounge-Diner features French doors opening directly into the gardens, and a useful recess underneath the staircase which leads to the first floor. There are two double bedrooms, both featuring two windows to their aspects, with the master bedroom featuring an ensuite shower room and built in cupboard. There is also a family bathroom which leads off the landing, where you will also find access to the loft.

The property benefits from a large garden at the rear, which has been mostly laid to lawn with a patio area leading off the rear of the house and enclosed by fencing. With a south-westerly aspect, the garden is perfect for outdoor living in the summer months, and secure for pets and small children, with a gateway leading back to the drive.

Built in 2018, the property was fitted with gas central heating and double glazing, and still holds part of its original 10 year NHBC Warranty. It is registered in Council Tax Band B, and holds an EPC rating of 83B. There is an annual estate charge of c£265.00 for the current year. To view this property quote MK1236647.

### **Entrance Hall**

**Kitchen** - 3.02m x 1.86m (9'10" x 6'1")

**Lounge Diner** - 5.29m x 3.92m (17'4" x 12'10")

### **Downstairs WC**

### **First Floor Landing**

**Bedroom 1** - 3.91m x 2.71m (12'9" x 8'10")

### **Ensuite**

**Bedroom 2** - 3.91m x 2.56m (12'9" x 8'4")

### **Bathroom**







 **MARK KEANE**  
THE ESTATE AGENTS

**Homes By - Mark Keane**  
4th Floor Salt Quay House Sutton Harbour Plymouth PL4 0HP

07495 966352

mark@homesby.co.uk

<https://homesby.co.uk/>