



Luscombe Maye  
Since 1873



2 Benedict Way, Modbury, PL21 0TJ

Guide Price £550,000

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## OVERVIEW

2 Benedict Way is a spacious and well-presented family home set within a highly sought-after location, just a short walk from Modbury's charming town centre and the exceptional local primary school. Originally built in the mid-1970s, the property has been thoughtfully extended and improved over the years to create generous living accommodation, perfectly suited to modern family life.

## ACCOMMODATION

The welcoming entrance hall leads to a bright and airy spacious lounge with dual aspect windows and log burner, the ideal space for relaxation and entertaining. The kitchen/dining room offers ample space for family meals and gatherings, with access to the private rear garden. There is also a useful utility room and downstairs cloakroom.

The property features four bedrooms, three doubles and a single room, including a principal bedroom with en-suite shower-room, and a well-appointed family bathroom serving the remaining bedrooms. All bedrooms are naturally light and enjoy views over the surrounding countryside and church.

Outside, to the front of the property, there is a mainly laid to lawn front garden, driveway parking for two cars and a large double garage with electric up and over door. The garden wraps around the side of the property and is fully enclosed with a large lawn and patio areas. The home benefits from gas central heating, excellent storage, and plenty of natural light throughout.

## SITUATION

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, baker, grocers, chemist, delicatessen and a number of gift and antique shops.



