



Cross Park, Filham, Ivybridge, PL21

Offers Over: £350,000

This substantial three semi-detached home is positioned perfectly in a quiet new build estates in Filham, just outside of Ivybridge, within close commute to exceptionally popular schools. The home has been decorated to the highest of standard alongside all the high end finishes with the new build developers Bloor homes.

The ground floor has a great sized living room, a beautiful kitchen diner and a ground floor WC. Upstairs are three well-proportioned bedrooms, with the master bedroom enjoying a modern ensuite shower room. The rear garden has been landscaped to a contemporary standard and with lawn and decking area with access to your driveway at the rear which allows off street parking for two vehicles. EPC: B

Rooms

Entrance Hall Luxury vinyl tiling, radiator, storage underneath stairs.

Downstairs WC 5'3" x 2'11" (1.6m x 0.9m). Radiator, toilet, luxury vinyl tiling, sink with hot and cold mixer tap, toilet.

Kitchen Dining Room 10'6" x 16'3" (3.2m x 4.95m). Luxury vinyl tiling, UPVc double glazed window to the front, UPVc double glazed french doors to the back, UPVc double glazed window to the side, space for washing machine and dishwasher, composite sink and a haf with drainer and hot and cold mixer tap, integrated oven with four ring gas hob, extractor fan, space for fridge freezer.

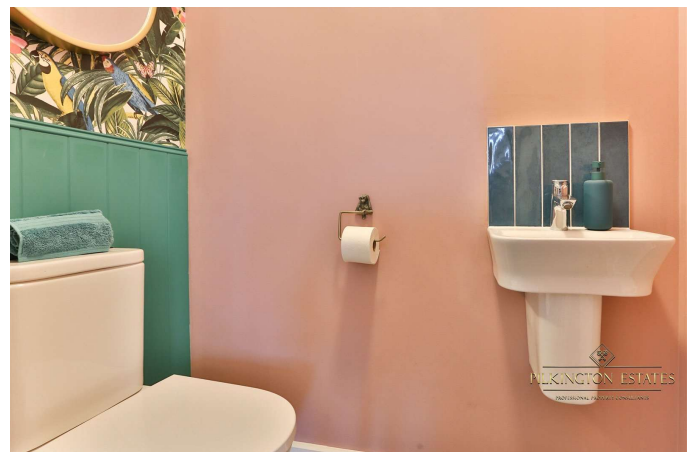
Landing Carpeted flooring, carpeted stairs, loft access.

Living Room 10'8" x 16'3" (3.25m x 4.95m). Luxury tiling, UPVc double glazed windows to the front of the property, radiator, ample furniture space.

Master Bedroom 10'10" x 11'11" (3.3m x 3.63m). Carpeted flooring, double glazed window to the side of the property.

Ensuite Bathroom 4'1" x 13'11" (1.24m x 4.24m). Tiling, double glazed frosted window, bathtub.

Bedroom Two 7'9" x 10'8" (2.36m x 3.25m). UPVc double glazed window to the side, carpeted flooring, radiator.



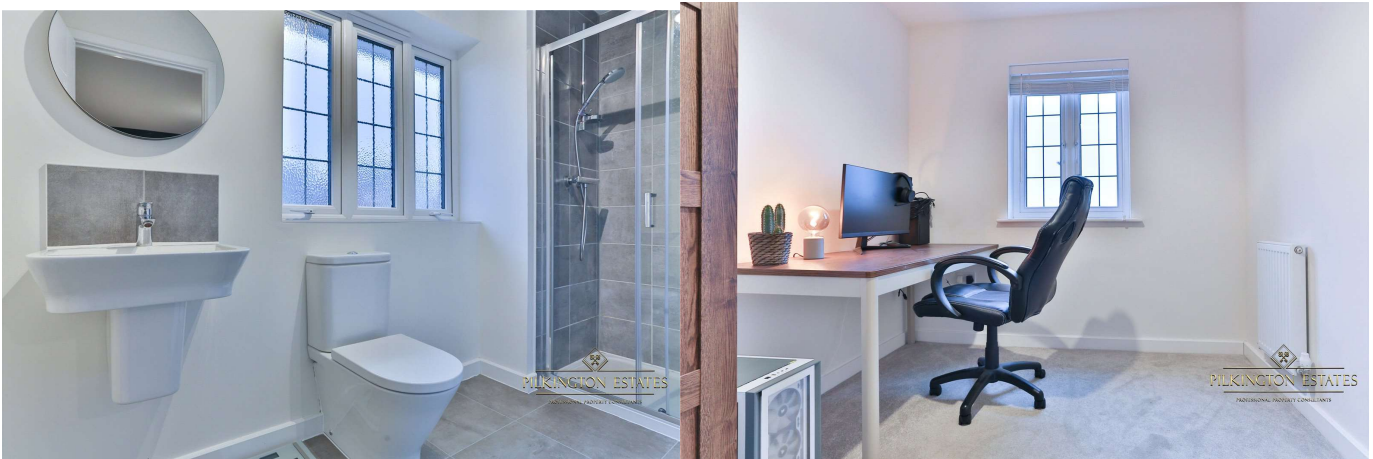


Bedroom Three 8' x 11'1" (2.44m x 3.38m). Carpeted flooring, radiator, UPVc double glazed window to the side and front.

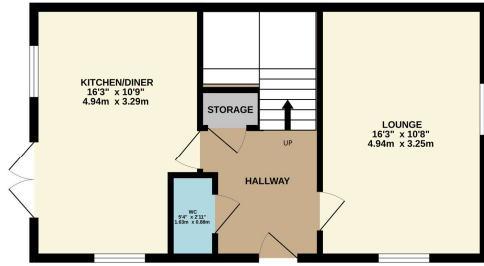
Family Bathroom 6'8" x 6'4" (2.03m x 1.93m). Tiled flooring, heated towel rail, toilet, sink with hot and cold mixer taps, UPVc double glazed frosted window to the front, bathtub, partly tiled walls, tap with shower head.

Garden Lawned, part decking, access to back via gate.

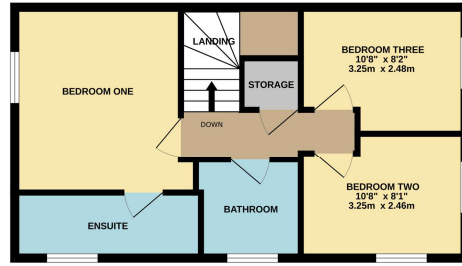
Parking Off street parking for two vehicles.



GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

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