

# clever



## 4 Canterbury Close

Eastern Side, Ivybridge, PL21 0YG

**Offers over £325,000**



Nestled in the charming cul-de-sac of Canterbury Close, Ivybridge, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,033 square feet, the property boasts a spacious layout that is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a large lounge that provides an inviting space for relaxation and entertainment. The well-designed living area is perfect for hosting gatherings or enjoying quiet evenings at home. The property features three generously sized bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and comfort for the occupants.

In addition to the master en-suite, the house includes a main bathroom and a convenient downstairs cloakroom, making it practical for everyday living. The thoughtful design of the home, built in 1995, combines modern amenities with a warm, homely feel.

Outside, the property benefits from driveway parking & garage, providing ample parking space and easy access. The location is particularly appealing, offering a great sense of community while being close to local

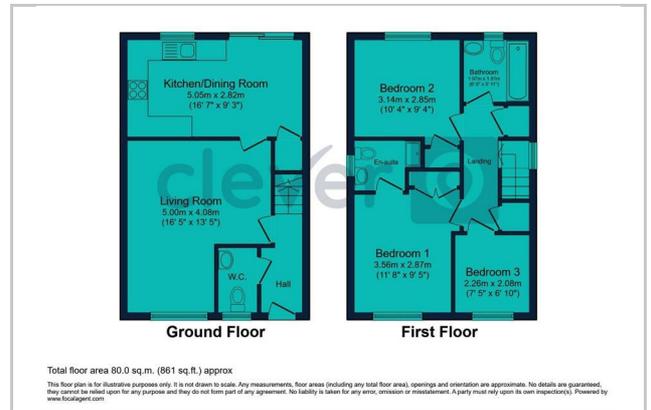




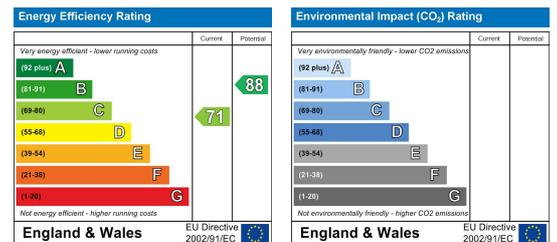
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Old Town Street, Plymouth, PL1 1DP

Tel: 01752421911 Email: sales@stayclever.co.uk <https://www.stayclever.co.uk>