



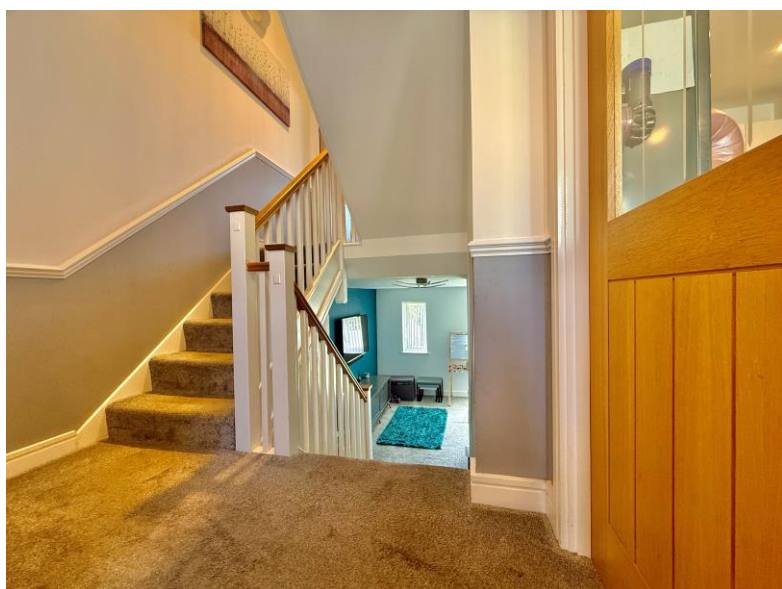
# Falcon

01752 600444

## 53 Ivy Drive

Plymouth, PL6 6FS

Guide Price £270,000 - £275,000





## In Brief

### Stylish Modern Home with Sunny Garden, Ensuite & Split-Level Living

**Reception Rooms** Large sunny reception room

**Bedrooms** 3 good sized bedrooms

**Heating** Gas central heating

**Area** 889 sq ft

**Tenure** Freehold

**Parking** 2 Allocated parking spaces

**Council Tax** C

## Description

Situated within a popular and modern development, this beautifully presented three-bedroom semi-detached family home, built by Linden Homes just eight years ago, offers stylish and well-planned accommodation arranged over split levels. A welcoming reception hallway leads to a well-fitted kitchen/breakfast room complete with integrated oven and hob. A short flight of stairs takes you down to the spacious, light-filled living room, where doors open directly onto the rear garden—creating a fantastic space for relaxing and entertaining. On the first half landing, there are two bright and sunny bedrooms overlooking the rear garden. The top floor is dedicated to the impressive main bedroom, which benefits from its own ensuite shower room, while a contemporary family bathroom serves the rest of the home. Outside, the rear garden enjoys a sunny southerly aspect and has been thoughtfully designed with a patio seating area and low-maintenance artificial lawn. Further benefits include gas central heating and uPVC double glazing. Ideally located with easy access to the city centre, Derriford Hospital, and a good selection of local schools, this is a superb home perfect for modern family living.

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# Floor Plans

GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

