



Tremlett Meadow, Exeter, EX5

Guide Price £385,000





Call today for a viewing of this FOUR bedroom family home, with many additional features included upgraded kitchen, extra office space & fully landscaped garden with Hot Tub! Move in ready for 2024!



Key Features

- Detached Four Bedroom Home
- Modern Kitchen
- Large Living / Dining Room
- Garage & Off Road Parking
- Walking Distance To Shops
- Converted Office Space
- Fully Landscaped Garden
- Bovis Development
- Ensuite To Master
- Hot Tub With Canopy









Take a look at this fabulous, modern, detached family home, with four bedrooms, one en-suite, a garage, converted office space, an enclosed fully landscaped rear garden, and own hot tub, in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside, it is well-presented with light and neutral decor throughout, and it feels warm and inviting with community central heating and double glazing.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a wood effect flooring that continues throughout the ground floor, a convenient cloakroom, a store cupboard, and a turning staircase, rising to the first floor, a generously sized updated kitchen, that has loads of worktop and cupboard space, and boasting a comprehensive range of integrated appliances, including a fridge/freezer, a fan-oven, ceramic hob and filter hood, a dishwasher and space for a washing machine. A spacious living/dining room has plenty of light from a window and patio doors to the garden, an under-stairs cupboard, and also including a fitted corner dining table and seating perfect for a dinner party or a family celebration.

Even little things have been thought about as this also includes hidden storage space!

Upstairs, the principal bedroom is an excellent double with a modern ensuite shower room containing a double shower, a basin, a hidden-cistern WC, and a heated towel rail, and there are three further bedrooms, two doubles and a single. Completing the accommodation as a family bathroom with a shower and glass sliding doors, a hidden-cistern WC, a basin, and a heated towel rail.

Outside, the rear garden is a generous size and is fully enclosed making it safe for both children and pets. This fully landscaped garden is well-maintained, with an artificial lawn bordered by beds of shrubs and bushes, brick build green house, and two other designed seating areas is perfect for entertaining, be it a barbecue, drinks with friends and family and then heading into the family sized hot tub with canopy over so can be utilised all year round!

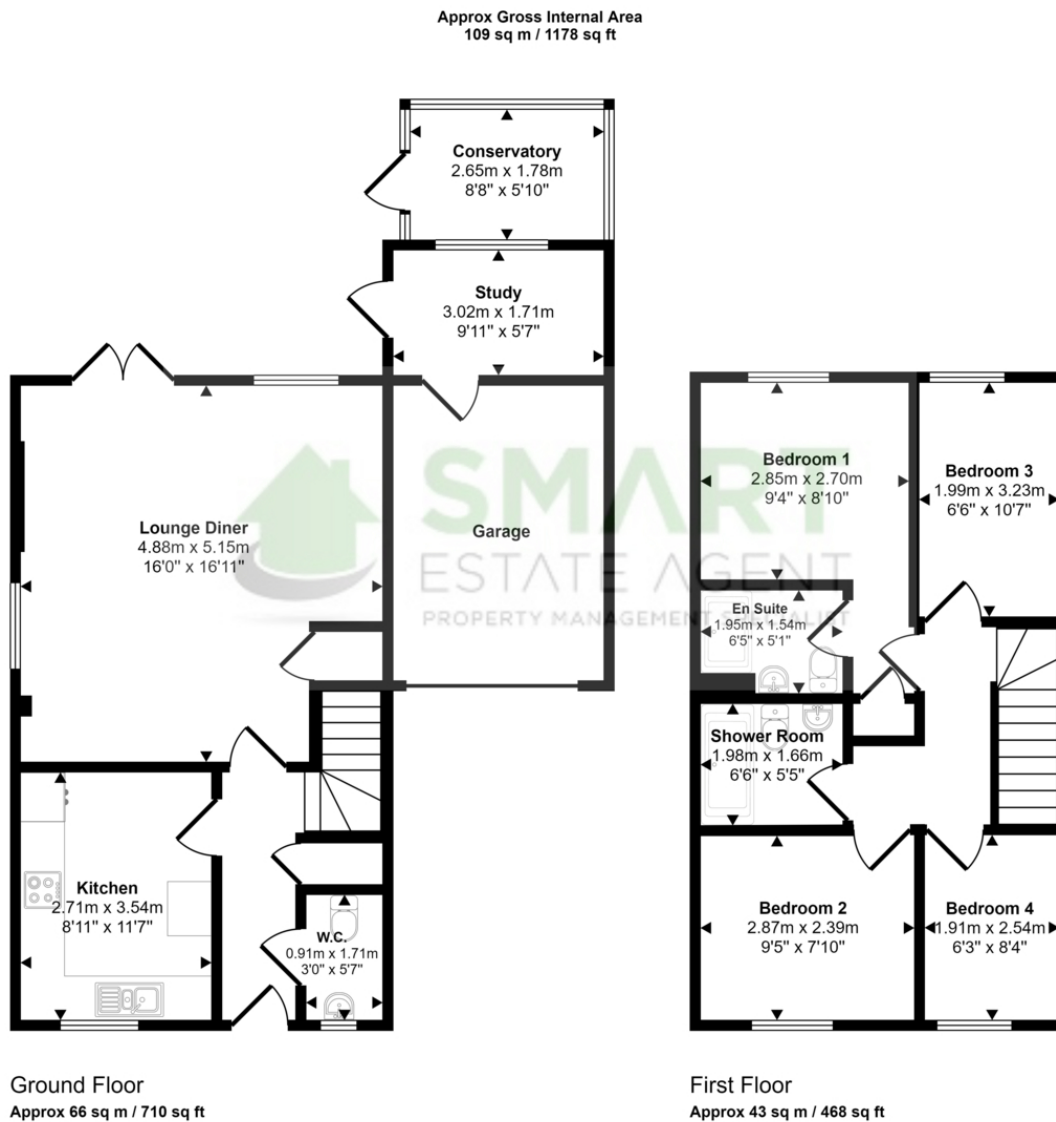
Paved patio leads to the door into the rear of the attached single garage, which has lights, power, and an up and over door to the tarmac driveway, where there is additional parking for one car, with more available on-road if required.

Tenure: Freehold









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure Type: Freehold
Council Tax Band:
Council Authority: