



A modern, semi-detached family home with open plan kitchen/diner, lounge, three bedrooms, cloakroom, bathroom, en-suite, parking and an enclosed rear garden on a recent development in the new town of Cranbrook

45 Sweet Chestnut | Cranbrook | Exeter | EX5 7FQ





PROPERTY TYPE

Semi Detached House
Freehold



SIZE

743 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

Bathroom, En-suite &
Cloakroom



WARMTH

Community Central
Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82 (B)



COUNCIL TAX BAND

C



in a nutshell...

- Modern Semi Detached Home
- Three Bedrooms
- Light & Airy Living Room
- Kitchen/Dining Room
- Off Road Parking
- Front & Rear Garden Areas
- En-suite, Bathroom & Cloakroom
- Easy Access to M5, Exeter & A30
- Close to Local Pub & Secondary Schools
- Near New Town Centre





the details...

A modern, semi-detached family home with three bedrooms, parking and an enclosed rear garden on a recent development in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

A paved path running through the front lawn leads to the entrance. Inside, it is beautifully presented with light and neutral decor throughout and immediately feels warm and welcoming.

The entrance hallway is carpeted with a staircase rising to the first floor and a convenient ground floor cloakroom having a WC and corner basin.

A door leads into a good-sized living room which has a handy under-stairs cupboard and plenty of light from a wide window to the front. A generously sized kitchen/dining room has plenty of light from a window and French doors to the garden. The kitchen is modern and fitted with dark granite-effect worktops, tiled splashbacks and a range of contrasting elegant gloss-white base and drawer units with matching wall-cabinets providing ample cupboard space. There is a one and a half-bowl stainless-steel sink and mixer tap, a built-in double-oven with a ceramic hob and stainless-steel extractor hood above, an integrated fridge/freezer and space with plumbing beneath the worktop for a washing machine. There is plenty of floor space for a table and seating for six, ideal for any occasion with French doors that extend the inside space outside into the garden.

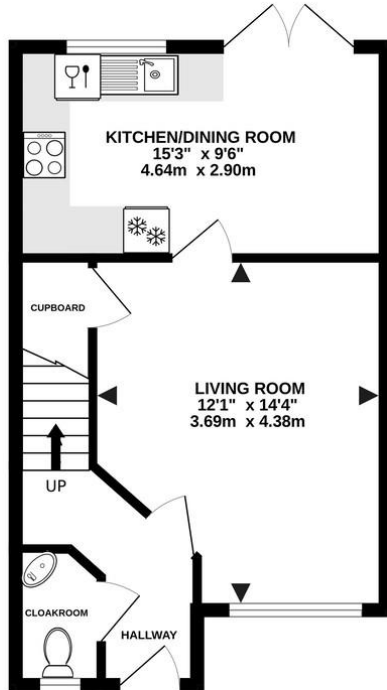
Upstairs, the master bedroom is a good-sized double with an ensuite shower room containing a shower, a pedestal basin, and a WC and there is matching tiling above the shower and basin. There are two further light and airy bedrooms, a double and a single. The family bathroom is stylish containing a bath with a shower and glass screen above, a pedestal basin, and a WC. The landing has a hatch in the ceiling providing access to the loft space where there is additional light storage.

Outside, the rear garden is a decent size and fully-enclosed making it safe for children and pets. There is a large, paved patio and a healthy level lawn, ideal for entertaining guests, be it alfresco dining or a barbecue, and West-facing it enjoys long hours of summer sunshine. A gate at the side leads onto a path to the front providing alternative access and at the front there are tarmac parking for a number of cars. There is also an electric car charging port at the side of the property.

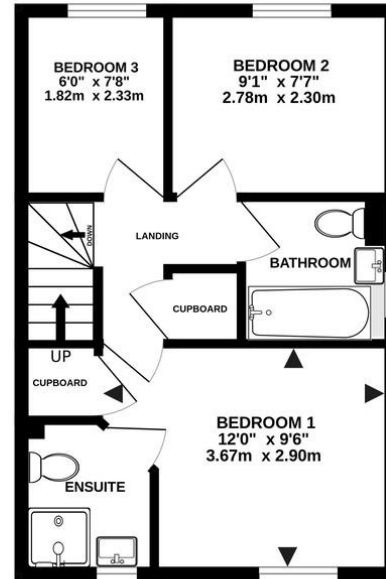


the floorplan...

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



3 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA: 743sq.ft. (69.0 sq.m.) approx.

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the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just 10 minutes walk away connecting to the city centre. There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school.

Shopping

Late night pint of milk: Co op 1.2 miles

Town centre: 1.2 miles

Supermarket: Sainsbury's 5 miles

Relaxing

Beach: Exmouth 12.6 miles

Country Park: 0.7 mile

Travel

Bus stop: London Road 0.2 mile

Train station: Cranbrook 1.4 miles

Main travel link: M5 5 miles

Airport: Exeter 2.7 miles

Schools

St Martin's Primary School: 1.2 miles

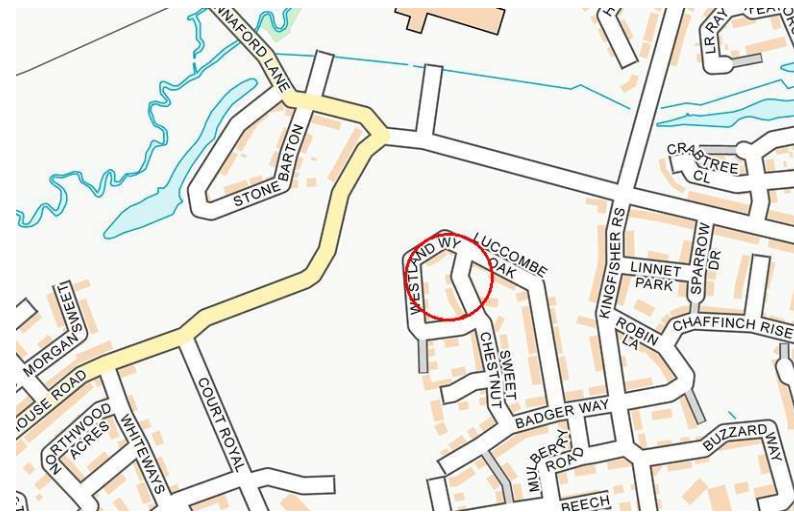
Cranbrook Education Campus: 0.5 mile

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7FQ**

how to get there...

Starting from our Cranbrook office, continue on Younghayes Road towards the Younghayes Centre and proceed onto Tillhouse Road. Turn right onto Court Royal and first left at the Pub/ Continue along Badger Way taking first left in Sweet Chestnut. The property can be found on the left at the bottom of the road.





Need a more complete picture? Get in touch with your local branch...

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