



## LOVELY Detached HOME

CHECK OUT this LOVELY modern Detached HOME. Spacious Living Room & Kitchen Dining + Utility Room, LARGE Sunny Garden, 3 Bedrooms, Ensuite Shower, Bathroom, Cloakroom, Off Road Parking & Garage, close to new Town Centre, Shops, Schools, bus route, Country Park & Rail Station. Quiet cul de sac location

4 Beech Road | Exeter | EX5 7FU



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

980 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System.



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden, Patio



EPC RATING

83 (B)



COUNCIL TAX BAND

D



### in a nutshell...

- 3 Bedrooms
- Spacious Living Room
- Kitchen Dining Room + Utility
- LARGE Sunny Garden
- Off Road Parking & Garage
- Close to local Schools & Amenities
- New Town Centre
- Country Park
- IDEAL FAMILY HOME





## the details...

A spacious and modern, detached family home with three bedrooms, master en-suite, a garage, and an enclosed south facing rear garden.

Inside, it is beautifully presented with stylish decor throughout, and feels warm and welcoming with community central heating and double glazing.

The ground floor comprises of an entrance hallway with a staircase rising to the first floor, a spacious living room with loads of light from a window to the front and French doors to the garden, a generously proportioned kitchen/dining room with plenty of light from dual-aspect windows, a modern fitted kitchen with plenty of worktop and cupboard space, and ample room for a dining table and seating ideal for any occasion, and a separate utility room which has more worktop and storage, a back door to the garden, the heat exchanger, hidden in a matching wall cabinet, providing the central heating and hot water on demand, and a convenient ground floor cloakroom with a WC and basin.

Upstairs, there are three light and airy bedrooms, all double sized, the master which is an L-shaped double with dual-aspect windows, having an en-suite shower room.

A family bathroom contains a white suite with a bath, an electric shower over, a pedestal basin and a WC and the landing has an airing cupboard over the stairs, and a hatch in the ceiling providing loft access.

Outside, the garden is generously sized, is South-facing enjoying long hours of summer sunshine, and is fully enclosed making it safe for both children and pets. There is a lawn and three terraces of timber decking, making a wonderful venue for entertaining, be it alfresco dining or a barbecue. There are splash-proof sockets and an outside tap for convenience, borders of shrubs, plants and ornamental trees, and a path leads down the side of the property where there is a gate providing alternative access, and a door leads into the side of the single garage which has lights and power and an up and over door to the driveway where there is additional parking for one car, with more available on-road nearby.

Tenure: Freehold  
Council Tax Band D

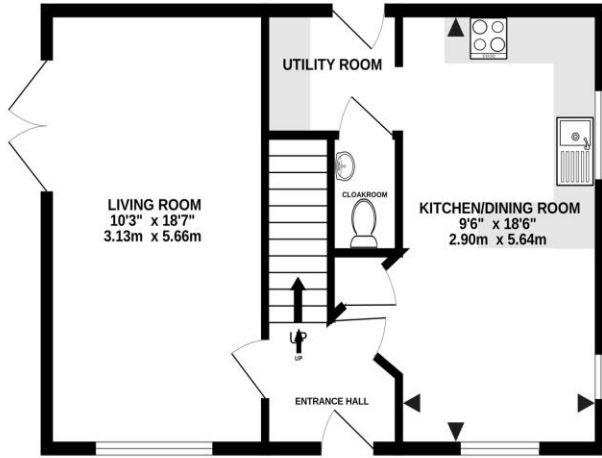


## what the owner loves most...

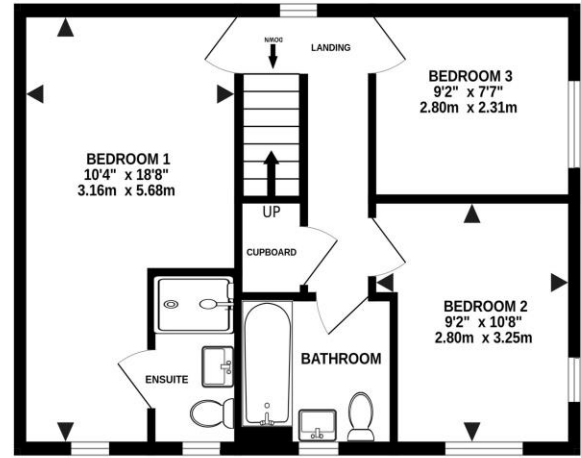


## the floorplan...

GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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, East Devon. 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 a 10 minute walk away connecting to the city centre and London.

As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart.

There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school & secondary education campus. There is also a new developing Town Centre and Supermarket.

## Shopping

Co-op & Post Office  
Supermarket TBC  
Honiton Town  
Exeter City

## Relaxing

Beach: Exmouth & Sidmouth  
Park & Swings: Hayes Square & Badger Way

## Travel

Bus stop: Younghayes Road  
Train station: Cranbrook  
Main travel link: M5 & A30  
Airport: Exeter

## Schools

St Martins Primary School:  
Cranbrook Education Campus:

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7FU**





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

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