



Detached Home overlooking Country Park

CHECK OUT this LOVELY HOME! - Overlooking the Country Park, Phase 6. Quiet set back with walkway and green open space in front. Living Room, Dining Room, Kitchen Dining Room + Utility. 4 Bedrooms, En-suite Shower, Bathroom & Cloakroom, Rear Garden, Garage, Parking, Corner Plot. Lots of Space & Light.

50 Orchard Way | Exeter | EX5 7HY



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,204 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden, Patio



EPC RATING

85 B



COUNCIL TAX BAND

E



### in a nutshell...

- Corner Plot, secluded + green open space view
- 4 Bedrooms
- Living Room & Dining Room
- Kitchen Dining + Utility
- 4 Bedrooms
- En-suite Shower, Bathroom & Cloakroom
- Lots of Space & Light
- Front & Rear Garden, Garage & Parking
- Close to Town Centre, Schools & Shops





## the details...

CHECK OUT this Double Fronted Detached FAMILY HOME – Overlooking the Country Park, on a corner plot with Green Open Space VIEWS!

Set in a quiet area of Cranbrook Town, with a walkway and green space to the front, along with front Garden space, the Entrance Hall gives access to the main Living Room, overlooking the front, the Dining Room, overlook the front and side, giving a dual aspect room and the Kitchen Dining Room that overlooks and leads out to the Garden and patio, via French Doors. Here you have the bonus of a Utility Room and Cloakroom with door out to the Garden as well.

The modern Kitchen has plenty of storage, work surfaces, integral appliances for that busy Family. Open plan to the Dining Area, plenty of space and natural light making this a great large functional day space for all the family.

There are 4 Bedrooms, the main Bedroom has an En-suite Shower Room overlooking the rear Garden, 2 further double Bedrooms and a single Bedroom with a Family Bathroom complete the top floor accommodation. Lots of natural light & space throughout with a modern finish.

The rear Garden has plenty space also, with patio and side gated access leading through to the front There is a Garage and Off-Road Parking area to the rear, accessed via Orchard Way. The main front Entrance is accessed via the pedestrian only walkway around the Country Park.

A lovely home in a rare plot surrounded by green space.

Well worth a look!

Tenure: Freehold

Council Tax Band E



## what the owner loves most...

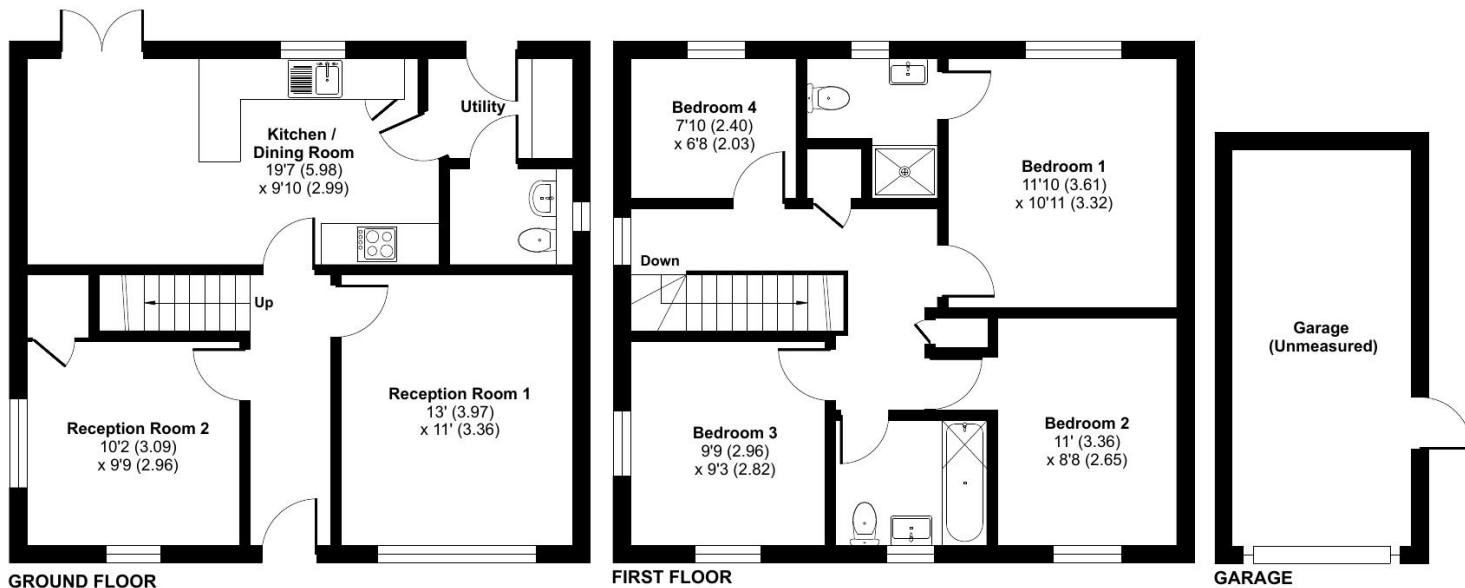


the floorplan...

## Orchard Way, Cranbrook, Exeter, EX5

Approximate Area = 1204 sq ft / 111.8 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Ashtons Complete (Complete Property). REF: 1149962



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## the location...

Please check Google maps for exact distances and travel times.





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