



## Double Fronted Detached FAMILY HOME

CHECK OUT this DETACHED double fronted home, with a Sitting Room, Kitchen/Dining Room, Three Bedrooms, Bathroom, En-suite Shower & Cloakroom, Off Road Parking, Detached Garage and spacious landscaped rear garden. Situation on a quiet Cul De Sac, close to shops, schools, amenities, public transport and the country park.

30 Crabtree Close | Exeter | EX5 7GA





PROPERTY TYPE

Detached House



SIZE

974 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84B



COUNCIL TAX BAND

D



### in a nutshell...

- 3 Bedrooms
- Living Room
- Modern Kitchen/Dining Room
- Beautiful, Spacious Garden + Patio
- En-suite Shower + Bathroom + Cloakroom
- Garage & Off Road Parking
- Plenty of Space & natural light
- Close to Schools, Shops, Town Centre
- Easy access to M5, Exeter & A30





## the details...

This double fronted home is modern, spacious and immaculately presented throughout. Inside, it feels warm and welcoming with community central heating and double glazing. The front door is sheltered beneath a storm porch and leads directly into the generous entrance hall, with a useful cupboard to store shoes and coats and a cloakroom with a WC and wash basin.

The kitchen/dining room can be found on your right. This room is chic and contemporary with white units and wood effect luxury vinyl tile flooring throughout. Windows overlooking the rear garden and the front of the property ensure this room is flooded with natural light. There is plenty of space for a dining table and the kitchen is fully integrated with an electric oven, ceramic hob, dishwasher, fridge/freezer and space for a washing machine. Completing the ground floor is the bright and airy sitting room with wood affect LVT flooring and french doors that lead out to the rear garden.

Stairs lead from the entrance hall to the gallery landing on the first floor. On this floor there are three bedrooms. Bedroom's two and three are bright and sunny rooms and feel cosy with carpet throughout. The Master Bedroom is generous and benefits from built storage and a luxurious En-suite Shower Room with wood affect LVT flooring, double rainfall shower, WC and wash basin. Completing the accommodation is the modern family bathroom with tiled bath with shower over, wash basin, WC and heated towel rail.

Outside there is a detached single garage with off-road parking in front. The garage is currently utilised as a gym and benefits from electric, light, built in storage in the rafters and side door leading to the rear garden. The rear garden has been upgraded with a patio/terrace and paved steps leading down to an area of astro turf. This beautifully landscaped garden is fully enclosed making a safe place for children and pets and the perfect place alfresco dining or bbq's. A side gate leads directly to the off-road parking.

Tenure - Freehold  
Council Tax Band D



## what the owner loves most...

The garden is her pride and joy. She designed it herself!



the floorplan...

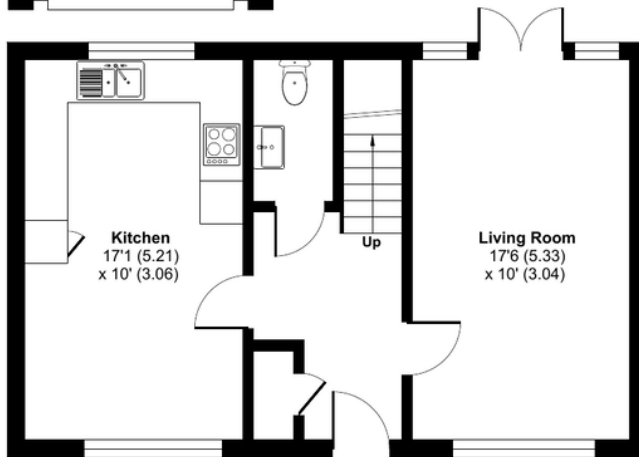
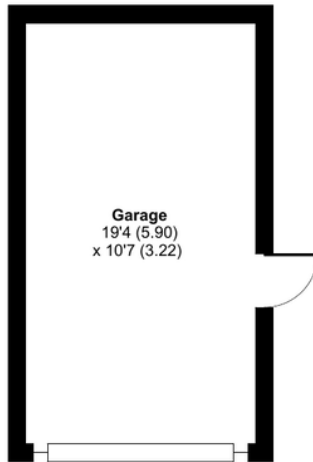
## Crabtree Close, Cranbrook, Exeter, EX5

Approximate Area = 974 sq ft / 90.4 sq m

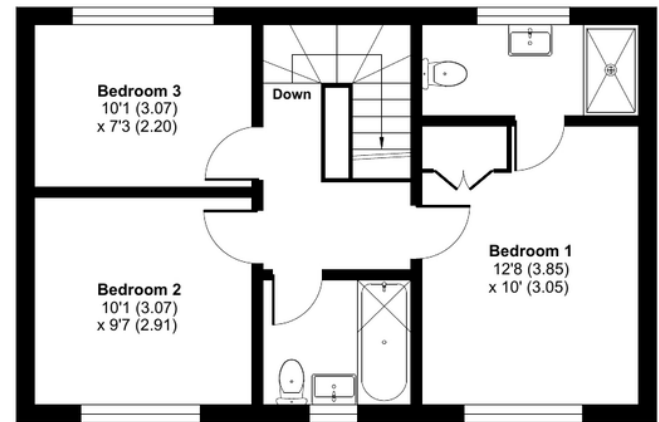
Garage = 204 sq ft / 18.9 sq m

Total = 1178 sq ft / 109.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Ashtons Complete (Complete Property). REF: 1236538

**complete.**  
PROPERTY'S GOOD COMPANY PARTNER

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## the location...

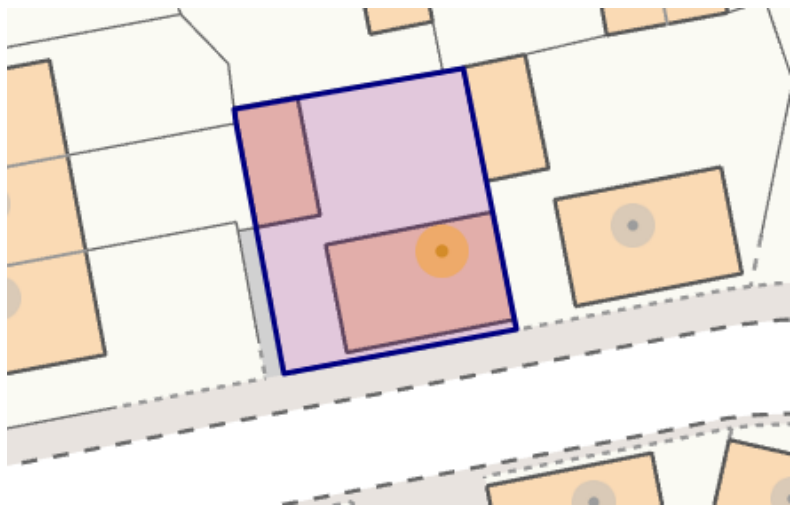
The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just a 10-minute walk away connecting to the city centre. 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 highly regarded primary and secondary schools and a new town centre, shops and Morrisons supermarket. Shopping

Late night pint of milk: Morrisons (0.6 miles)  
Town centre (0.6 miles)  
Supermarket: Morrisons (0.6 miles)

Relaxing  
Beach: Exmouth (14 miles)  
Park: Country Park

Travel  
Bus stop: Dove lane (0.1 miles)  
Train station: Cranbrook (1.5 miles)  
Main travel link: M5  
Airport: Exeter (3.8 miles)

Schools  
St Martins Primary School (0.2 miles)  
Cranbrook Education Campus (1.1 miles)



Please check Google maps for exact distances and travel times.  
Property postcode: **EX5 7GA**



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

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EX5 7DR

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