



## Detached Town House

LARGE FAMILY home & home office! Check out this fabulous & rare three storey Detached Town House in the heart of Cranbrook with 6 Bedrooms, 2 En-suites, Kitchen/Dining Room, Lounge, Study & Bathroom. Spacious Garden with patio, off road parking & double garage. Set overlooking a local park area on a Cul de sac.

24 Northwood Acres | Exeter | EX5 7EU





PROPERTY TYPE

Detached Town House



SIZE

1,970 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

6



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

District Heating System



PARKING

Double Garage, Off Road  
Parking



OUTSIDE SPACE

Large Garden, Patio



EPC RATING

84B



COUNCIL TAX BAND

F



### in a nutshell...

- 6 Bedrooms & Home Office
- Cul De Sac Location
- Spacious Kitchen/Dining Room
- Lounge & Study
- Two En-suites and Bathroom
- Double Garage & Parking
- New Town Centre & Supermarket
- Close to Schools, Rail Station & Amenities
- Easy access to M5, A30 & Exeter







## the details...

Discover this stunning detached family home, thoughtfully designed for modern living with six bedrooms, two En-suites, a versatile garden room/office, a double garage, ample parking, and a beautifully enclosed rear garden-all nestled in a quiet cul-de-sac in the sought-after town of Cranbrook.

Inside, the property is immaculately presented, boasting stylish décor and a warm, inviting ambiance with community central heating and double glazing. Spread over three floors, this home offers exceptional space and versatility, making it perfect for family life.

### Ground Floor

Step into a welcoming entrance hallway, complete with a staircase to the upper floors and handy under-stairs storage. The ground floor also features:

- A snug with a front-facing window-ideal as a quiet retreat or a functional home office.
- A spacious living room, bathed in natural light from a front-facing window with charming views over the children's play park.
- An open-plan kitchen/dining room, designed for effortless entertaining. This bright space features:
  - A sleek, modern kitchen with ample worktop space, gloss-cream cabinetry, and a breakfast bar for casual dining.
  - High-end integrated appliances, including a double oven, ceramic hob, dishwasher, fridge/freezer, and a separate utility room with an integrated washing machine.
- A dining area flooded with natural light from a window and two sets of French doors that open onto the garden, creating a seamless indoor-outdoor flow.





## First Floor

The first floor is home to a luxurious master suite, a spacious double bedroom complemented by an elegant en-suite shower room. Three further bright and airy double bedrooms offer comfortable accommodation, alongside:

- A contemporary family bathroom, complete with a rain shower over the bath, a hidden-cistern WC, and a stylish basin.
- A practical airing cupboard with slatted shelving-ideal for linen storage.



## Second Floor

Ascending to the top floor, you'll find two exceptional double bedrooms, both featuring dormer windows for charming architectural appeal.

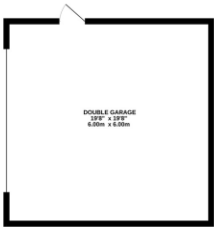
- One-bedroom benefits from a private en-suite shower room, illuminated by natural light from a skylight.
- The second bedroom enjoys a rear-facing skylight, enhancing its airy atmosphere.





the floorplan...

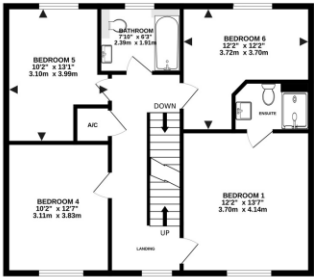
GARAGE  
394 sq.ft. (36.6 sq.m.) approx.



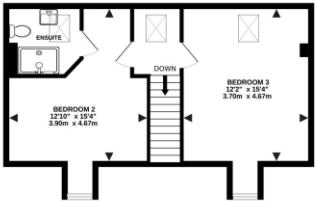
GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



2ND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 2414 sq.ft. (224.3 sq.m.) approx.

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## Outdoor Space

The enclosed rear garden is a generous size, perfect for children and pets, with its southeast-facing orientation ensuring long hours of sunshine. Outdoor highlights include:

- A fabulous garden room, currently used as an office, featuring bifold doors, lights, and power, seamlessly connecting indoor and outdoor living.
- A level lawn and expansive paved terrace, ideal for alfresco dining and summer barbecues.
- Splashproof power points, an outside tap, an EV charge point, and a convenient gate to the driveway.
- Access to the detached double garage, equipped with lights, power, and an up-and-over door, alongside ample parking for several cars.

This exceptional family home offers the perfect blend of style, space, and practicality. A viewing is highly recommended to truly appreciate everything it has to offer!

Tenure - Freehold  
Council Tax Band F







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

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