



Semi-Detached FAMILY home

CHECK OUT this modern semi-detached HOME in Cranbrook with 4 bedrooms, living room/dining room, separate kitchen/breakfast room and bathroom. This property is beautifully presented with lot's of space and natural light, benefiting from a rear garden, a garage and two parking spaces and located in a quiet cul-de-sac.

17 Littlewood Close | Exeter | EX5 7JU



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

1053 sq ft



LOCATION



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

85B



COUNCIL TAX BAND

D



in a nutshell...

- 4 Bedrooms
- Spacious Sitting Room/Dining Room
- Modern Kitchen/Breakfast Room
- Cloakroom, Bathroom and En-suite
- Enclosed Rear Garden
- Off Road Parking and Garage
- Air Source Heat Pump
- NO ONWARD CHAIN
- FULLY FURNISHED & APPLIANCES INCLUDED





the details...

A paved pathway leads to the front door, opening into a generously sized entrance porch with ample space for shoes and coats. The interior feels warm and welcoming, benefiting from double glazing and central heating via an air source heat pump. Beyond the porch, the entrance hall welcomes you with stairs rising to the first floor and access to a convenient cloakroom fitted with a WC, and a wash basin.

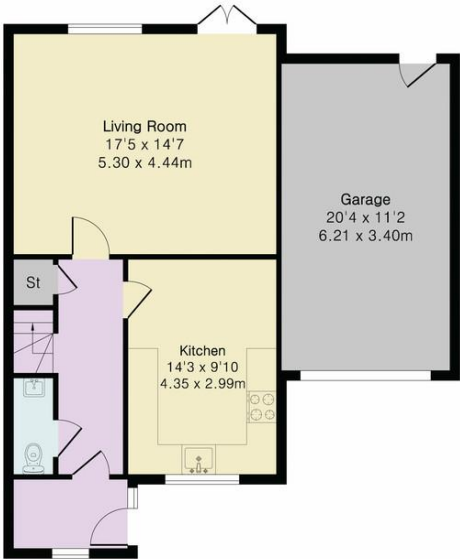
To the right, the modern kitchen comes fully equipped with an integrated electric oven, induction hob, dishwasher, washing machine, and fridge/freezer. Completing the ground floor is the generous sitting room, where there is ample space for a dining table and doors open directly onto the rear garden, ideal for seamless indoor-outdoor living.



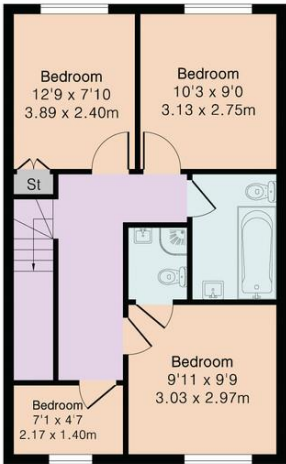
the floorplan...

Approximate Gross Internal Area 1053 sq ft - 98 sq m
(Excluding Garage)

Ground Floor Area 545 sq ft – 51 sq m
First Floor Area 508 sq ft – 47 sq m
Garage Area 227 sq ft – 21 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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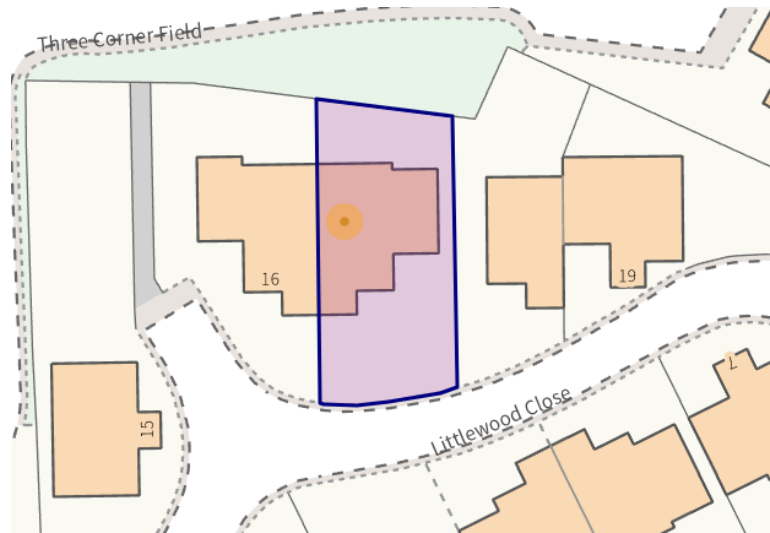


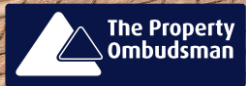
Upstairs, the property offers four bedrooms, three of which are generously proportioned doubles. The principal bedroom enjoys the luxury of a stylish en-suite, complete with floor-to-ceiling tiling, a shower, WC, wash basin, and heated towel rail. Bedrooms two and three are similarly spacious, with bedroom two further enhanced by built-in wardrobe storage. The fourth bedroom is a comfortable single, positioned to overlook the front of the home. Completing the first floor is the contemporary family bathroom, finished with floor-to-ceiling tiling and fitted with a bath with shower over, WC, wash basin, and a heated towel rail.

Outside, the property enjoys a private, enclosed rear garden featuring a patio area, decorative gravel, and a side gate that leads around to the front of the property where you will find two off road parking spaces. This property also benefits from a single garage with an up and over door, electric, light and a pedestrian door at the rear.

Tenure - Freehold
Council Tax Band D







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