



40 BURROUGH FIELDS,
CRANBROOK, EX5 7AN

complete.
thoroughly good property agents



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CHECK OUT this UNIQUE design Town House, overlooking the Country Park! Modern Home. 1656 sq ft. Snug/Study, Dining Room, Kitchen Breakfast Room, Utility + Cloakroom. DUAL ASPECT Lounge, Study/Bedroom 4 & Cloakroom, 3 Bedrooms, En-suite & Bathroom. Gardens, Parking + Garage under Coach House. FABULOUS RURAL VIEWS!

- Property Tenure: Freehold
- Garage Tenure: Leasehold
- Council Tax Band E
- Main Utilities, District Heating System, Electric, Water & Drainage

*“This home
has had
everything we
have needed,
great location,
overlooking
the Country
Park, private
garden & lots
of natrual light
& space. We
have been
very happy
here!”*



Detached



Town



3/4
Bedrooms



2
Bathrooms



Lounge, Study,
Snug & Dining
Room



Garage &
Off Road Parking



Garden
& Patio



Council
Tax: E







**Approximate Gross Internal Area 1656 sq ft - 153 sq m
(Excluding Garage)**

Ground Floor Area 552 sq ft – 51 sq m

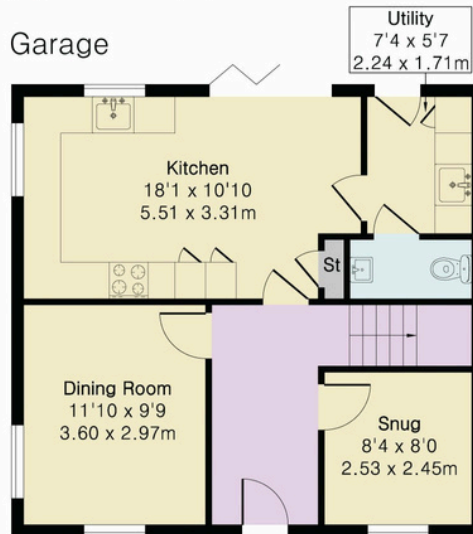
First Floor Area 552 sq ft – 51 sq m

Second Floor Area 552 sq ft – 51 sq m

Garage Area 163 sq ft – 15 sq m



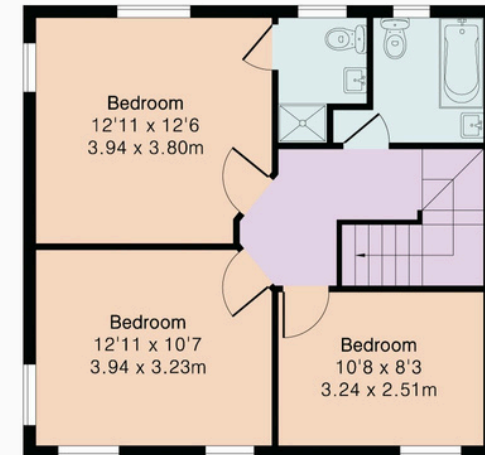
Garage



Ground Floor



First Floor



Second 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.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



THE HOME...

CHECK OUT this UQNIUE Modern Taylor Wimpey built three storey Town House, Detached & overlooking the Country Park. Located in Cranbrook now a growing Town, with Morrisons, Co-op, Doctors, Shops, Amenities, local Pub & Restaurant, Bus & Rail Links to Exeter & London with easy access to the M5 & Exeter Airport & City Centre, Primary & Secondary Schools.

Situated in the earlier phase of Cranbrook, this spacious home overlooks the Country Park, a protected green space spanning through the Tow, with lovely rural view & local walks. Screened via a hedgerow, the main Entrance & Parking area feels secluded & private away from the Town life, but just a moment away.

Walking down a pathway or driving to the property, the main Entrance is set back via a town Garden to the front. A brightly coloured front door leads on through into the Hallway, where to your right you will find a quiet Snug/Home Office.

Leftwards is the separate more formal Dining Room & to the rear a large open plan & spacious Kitchen Breakfast Area overlooks the rear low maintenance Garden. The fitted Kitchen with modern appliances has plenty of storage, work surfaces, electric oven, hob & cooker hood with wood effect floor. A dual aspect room gives lots of natural light, finished beautifully with Bi-Fold Doors opening the outside inwards with a green private outlook. Finished off with a separate Utility, also with back door & a Cloakroom – very usable daytime space!

Upstairs the spacious landing area takes you on through to a large dual aspect Living Room, with 3 sets of French Doors & Juliette Balconies that also overlook the Country Park, this is a lovely room to relax in. Also, on the 1st floor you will find a Study/Bedroom 4 & a Cloakroom.

The top floor provides the main 3 Bedrooms, the largest having an En-suite Shower Room overlooking the Park & 2 further double Bedrooms & a family Bathroom. In total you would easily be able to have 5 Bedrooms over the property, with 2 Cloakrooms, a Bathroom & En-suite.

There is ample Off-Road Parking to the side & a Garage which sits under a neighbouring Coach House, on a leasehold basis.

This is a rare style of Property within Cranbrook & well worth a look!

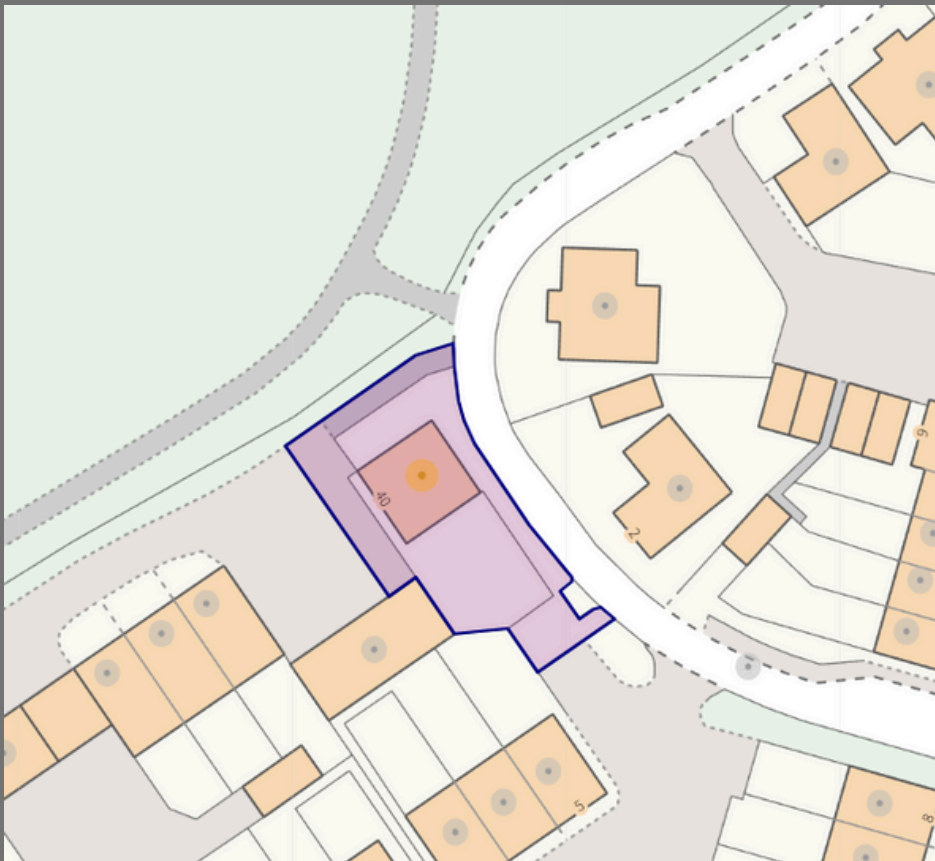
Property Tenure: Freehold

Garage Tenure: Leasehold

Council Tax Band E







LOCATION

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

Schools

- St Martin's C of E Primary & Nursery School
- Cranbrook Education Campus Combined primary and secondary school

Bus stops

- Jack in the Green Inn, Exeter EX5 2E (0.3 miles)

Transport Links

- Cranbrook Rail Station 2 mi
- Exeter International Airport 3.5 mi
- M5 6.5 mi



COMPLETE - Thoroughly Good Property Agents

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Our note: For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

SIGNATURE HOMES

complete.