



Connells

Great Meadow  
Cranbrook Exeter



# Great Meadow Cranbrook Exeter EX5 7EP



## Property Description

*A 5 bedroom DETACHED HOUSE plus a study on a great sized plot, located in the Cranbrook area of Exeter also with 2 en-suite's. The property is immaculate and a credit to the current sellers. Outside there is a landscaped easy maintenance garden with a lovely decked area, patio area and lawned areas to enjoy evening dining and driveway parking to a DOUBLE GARAGE. The location is great for shops, supermarket, schools, takeaways, transport links including train station also great for commuters as easy access to the M5. The property comprises:- Lounge, kitchen/diner, utility room, study, cloakroom/WC, first floor landing, 4 bedrooms, en-suite, bathroom/WC, second floor landing, further bedroom with en-suite.*

## Entrance Hall

Double glazed obscured door to front, wall mounted radiator.

## Cloakroom

Low level toilet, wash hand basin and extractor fan.

## Study

9' 3" x 10' 9" ( 2.82m x 3.28m )

Double glazed front aspect window, wall mounted radiator.

## Living Room

14' 7" x 10' 9" ( 4.45m x 3.28m )

Double glazed patio doors to rear, wall mounted radiator.

## Kitchen / Dining Room

24' 3" max x 10' 6" max ( 7.39m max x 3.20m max )

Double glazed rear aspect window, double glazed front aspect window, two wall mounted radiators, wall and base units, work surfaces, double electric oven, electric hob with extractor over, stainless steel sink unit, breakfast bar, plumbing for dish washer, space for fridge freezer, under stairs storage.

## Utility Room

5' 1" x 6' 4" ( 1.55m x 1.93m )

Double glazed door to rear, base units, shelving, cupboard housing the boiler, plumbing for washing machine, extractor fan and wall mounted radiator.

## Bedroom 2

10' 10" x 14' 10" max ( 3.30m x 4.52m max )

Double glazed front aspect window, wall mounted radiator.

## Ensuite

Double glazed obscured rear aspect window, double shower cubicle with mains shower, low level toilet, wash hand basin, tiling, heated towel rail.

## Bedroom 3

3' 8" x 8' 4" ( 4.17m x 2.54m )

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 4

10' 1" x 9' 6" ( 3.07m x 2.90m )

Double glazed front aspect window, wall mounted radiator.

## Bedroom 5

10' 1" x 9' ( 3.07m x 2.74m )

Double glazed front aspect window, wall mounted radiator.

## Bathroom

Double glazed obscured front aspect window, bath with mains shower over, low level toilet, wash hand basin, extractor fan, tiling, heated towel rail.

## Second Floor Bedroom 1

27' 2" x 17' 1" max ( 8.28m x 5.21m max )

Two double glazed front aspect windows with open views, double glazed skylight window to front, loft access, two wall mounted radiators.

## Ensuite

Double glazed rear aspect skylight window, bath, shower cubicle with electric shower, low level toilet, wash hand basin, storage cupboard, tiling.

## Outside

Lawned area to front and driveway parking for two vehicles. Rear garden with patio, lawn, decking, shed, all enclosed by fencing. Gate and side access to rear.

## Double Garage

18' 9" x 19' 8" ( 5.71m x 5.99m )

Two up and over doors, double glazed obscured door to rear, power and light.

## Agents Notes

Heating is provided by District E-On System.

The property is still under NHBC warranty.



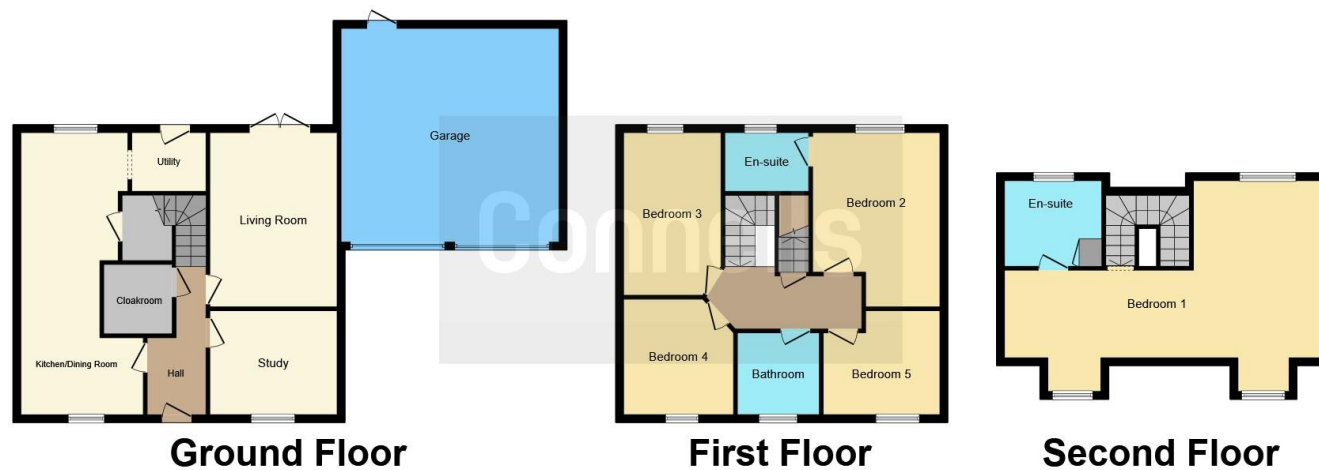












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EPC Rating: B Council Tax  
 Band: F

Tenure: Freehold

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