



Peter
Buswell
Independent Family Estate Agents

Within Easy Reach to Cranbrook Shops & Schools

Guide Price £800,000

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Within an exclusive gated development of five properties, this executive four-bedroom semi-detached house was built in 2019 and recently extended to a high specification. Offering over 2,000 sq ft of luxury accommodation, spread over three floors, this impressive property is designed to provide a perfect blend of modern day easy living and convenience.

The property is fitted with a variety of modern additions including CAT 6 Cable and Hardwired 'Sonos' sound system.

The ground floor features a welcoming entrance hall with doors leading to a cloakroom and an expansive open-plan living area. The modern high-quality fitted kitchen boasts high-end appliances, a breakfast bar opening on to the dining area which seamlessly flows into the living room. Bi-folding doors open out to the East-facing sunny patio and rear garden, creating an ideal space for indoor/outdoor living.

On the first floor, you will find three spacious double bedrooms, including the principal bedroom with an ensuite shower room, and a family bathroom. The second floor offers a generous bedroom with an ensuite WC, providing flexible accommodation options.

Externally, the property benefits from an attached garage with a resin bonded driveway providing parking to the front and side. The private rear garden is beautifully laid to lawn with established flower beds, a patio, and a detached studio/office, perfect for working from home. Gated side access to the front adds to the convenience.

Remainder of a 10 year Build Zone warranty.

Located within walking distance of Cranbrook High Street, local schools, and sports center, this exceptional home combines luxury, comfort, and a prime location. Don't miss the opportunity to make this stunning property your own by contacting us today to arrange a viewing.





Total area: approx. 186.0 sq. metres (2002.0 sq. feet)

- GUIDE PRICE £800,000 TO £825,000
- WITHIN EASY REACH OF CRANBROOK SCHOOLS AND SHOPS
- BUILT IN 2019 WITH THE REMAINDER OF A 10 YEAR BUILD ZONE WARRANTY
- SINGLE GARAGE & PARKING
- EPC RATING B
- SEMI DETACHED FOUR BEDROOM EXECUTIVE HOUSE
- RECENTLY EXTENDED TO A HIGH SPECIFICATION
- INSTALLED CAT 6 CABLE AND HARDWIRED 'SONOS' SOUND SYSTEM
- REAR GARDEN ACCOMMODATION AND DETACHED HOME STUDIO/ OFFICE
- OFFICE IN TAX BAND F



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		