



Peter
Buswell
Independent Family Estate Agents

Within Easy Reach to Cranbrook Shops & Schools

Guide Price £799,995

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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. Hardwired 'Sonos' sound system, door entry system and alarm 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 including 'Quooker Tap', a breakfast bar opening on to the dining area which seamlessly flows into the light living room with a beautiful lantern sky window. 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 fully fitted wardrobes with sliding mirrored glass doors and in the principal bedroom, an ensuite shower room. On this floor is also the 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 for a minimum of three cars 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 and offered to the market with no onward chain. Located within walking distance of Cranbrook High Street, local schools, and sports centre, 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 £799,995 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 WITH DETACHED HOME STUDIO/OFFICE
- COUNCIL 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		