



**Connells**

Post Coach Way  
Cranbrook Exeter



## Property Description

*Situated in a popular and well-established area of Cranbrook, Exeter, this beautifully presented four-bedroom detached home offers generous and versatile accommodation, perfectly suited to modern family living. The property has been exceptionally well maintained and provides a spacious ground floor layout designed with both comfort and functionality in mind. The main living room is bright and inviting, featuring French doors that open onto the rear patio, creating a seamless connection to the garden. In addition, there is a separate snug, ideal as a second reception room or cosy retreat, along with a dedicated study perfect for home working.*

*At the heart of the home is a large, modern kitchen/dining room, offering ample space for family meals and entertaining, with a contemporary finish and plenty of natural light. Upstairs, the property continues to impress with four spacious bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining three bedrooms are all of a good size and are served by a stylish family bathroom.*

*Externally, the home offers excellent practicality and curb appeal. There is a double garage along with ample off-road parking. To the rear, the landscaped garden is arranged over two levels, featuring a raised patio area that overlooks a lower lawn, bordered by well-stocked flowerbeds-creating an ideal space for outdoor dining, relaxation, and family enjoyment.*

## Agents Note

Heating is provided by District E-On System.

There is a restriction with regards to keeping boats, caravans or mobile home on site.

## Entrance Hall

Under stairs storage.

## Downstairs WC

Double glazed side aspect window, low level toilet, wash hand basin, wall mounted radiator.

## Study

Double glazed front aspect bay window, double glazed side aspect window, fitted storage and desk, wall mounted radiator.

## Living Room

Double glazed front aspect bay window, French doors to rear, electric fireplace, wall mounted radiator.

## Lounge

Double doors from Hall, double glazed side aspect window, wall mounted radiator.

## Kitchen/ Dining Room

Wall and base units, work surfaces, sink unit, door to side, double glazed side and rear aspect window, built-in fridge freezer, dish washer and washing machine, oven and hob with extractor over, wall mounted radiator.

## Landing

Storage cupboard, wall mounted radiator.

## Bedroom 1

Double glazed front aspect bay window, double glazed rear aspect window, two wall mounted radiators.

## En Suite

Double glazed front aspect window, walk-in mains shower, low level toilet, wash hand basin, wall mounted radiator.

## Bedroom 2

Double glazed side and rear aspect window, wall mounted radiator.

## Bedroom 3

Double glazed front aspect bay window, double glazed side aspect window, wall mounted radiator.

## Bedroom 4/ Dressing Room

Double glazed side aspect window, walk-in wardrobe/dressing room, wall mounted radiator.

## Bathroom

Double glazed side aspect window, bath with mains shower over, low level toilet, wash hand basin, wall mounted radiator.

## Rear Garden

A lovely rear garden with raised patio and steps down to walled garden. Large lawn and patio, seating area in corner for table and chairs, variety of shrubs.

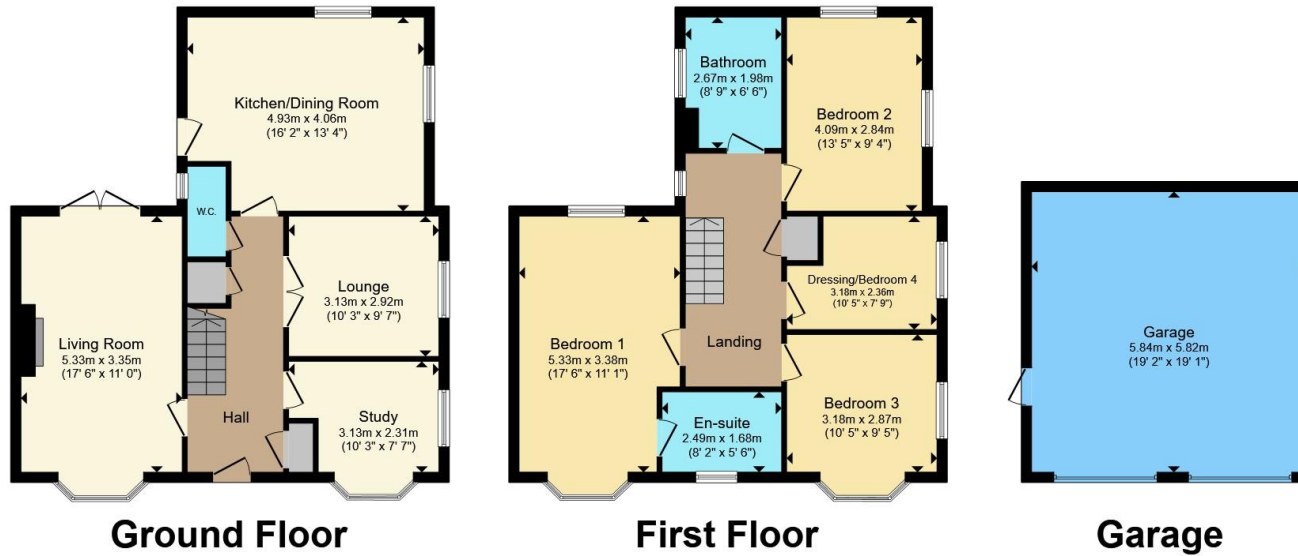
## Double Garage

Double garage with up and over doors. Additional parking for two vehicles.









Total floor area 169.7 m<sup>2</sup> (1,827 sq.ft.) approx

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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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