

38 Northwood Acres | Exeter | EX5 7EU

Guide Price £325,000 - £350,000. Welcome to the market this great opportunity to purchase a unique four-bedroom end of terrace property offering good size bedrooms, the master served by an en-suite. Kitchen at the front, lounge diner at the rear leading through to the bigger-than-average garden. Garden access through to the garage. Call the team to arrange a viewing!

complete.

thoroughly good property agents

PROPERTY TYPE
End Terrace Home

SIZE
1038 sqft

LOCATION
Cranbrook

AGE
Modern

BEDROOMS
4

RECEPTION ROOMS
1

BATHROOMS
2

WARMTH
District heating

PARKING
Garage, Off Road Parking

OUTSIDE SPACE
Garden

EPC RATING
TBC

COUNCIL TAX BAND
D



## in a nutshell...

- Four Bedrooms
- End of Terrace Home
- Garage
- Parking in Front of Garage
- En suite, Family Bathroom & WC
- Tucked Away Location
- Easy access to M5 and A30
- Easy access to M5, A30 and Exeter
- Good Condition









## the details…

Situated in the popular town of Cranbrook, this four-bedroom end-of-terrace property offers spacious and versatile accommodation, a larger-than-average rear garden, and the added benefit of a garage with an allocated parking space directly in front.

Upon entering the property, you are welcomed by an entrance hallway providing access to the main ground-floor accommodation. To the front of the property is a well-sized kitchen, offering ample room for everyday cooking and storage, with additional space to accommodate a breakfast bar or small dining table.

To the rear, the property features a spacious lounge/diner, providing an ideal setting for both relaxing and entertaining. Patio doors open directly onto the rear garden, allowing natural light to flow into the living space and creating a lovely connection between indoor and outdoor living.

Upstairs, the property benefits from four bedrooms, offering flexible accommodation for families, guests or those requiring additional space for working from home. The layout provides plenty of potential to suit a variety of lifestyles.

Externally, the property boasts a larger-than-average rear garden, providing generous outdoor space for families, entertaining or simply enjoying the warmer months. A particularly useful feature is the direct access from the garden into the garage via an internal door, offering convenient access and additional practicality. The garage is complemented by a parking space directly in front, providing valuable off-road parking.

Combining four-bedroom accommodation, generous outdoor space and practical parking and storage, this end-of-terrace home presents an excellent opportunity for families and buyers looking for additional space in Cranbrook.



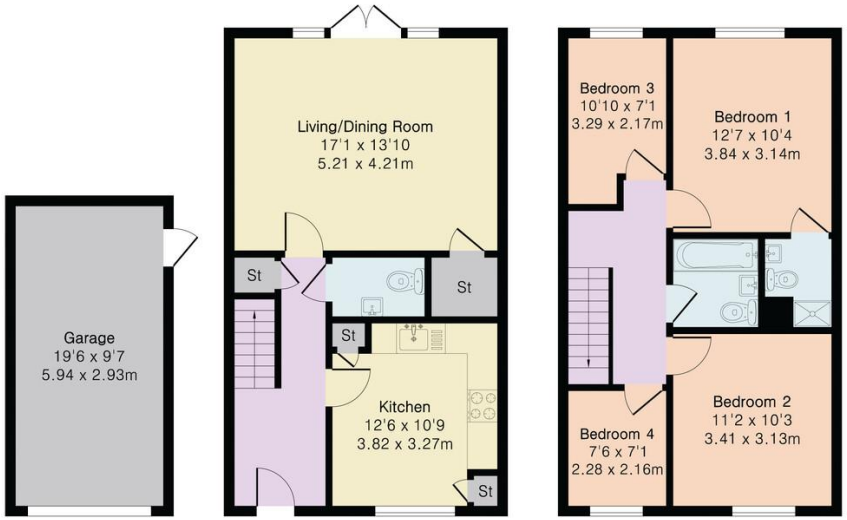
## what the owner loves most…

The quiet location and short walk to local amenities.



the floorplan...

**Approximate Gross Internal Area 1038 sq ft - 96 sq m**
**(Excluding Garage)**
Ground Floor Area 519 sq ft – 48 sq m
First Floor Area 519 sq ft – 48 sq m
Garage Area 187 sq ft – 17 sq m




PINKPLAN

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complete.

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bear in mind…

The property benefits from a garage, off-street parking and spacious garden.





Need a more complete picture? Get in touch with your local branch…


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