



NO ONWARD CHAIN

This 4 Bedroom property is brought to the market with NO ONWARD CHAIN! With a large kitchen diner, living room, master bedroom with en-suite, Driveway, Garage and LARGE GARDEN, this property is well worth a look!

9 Elbow Close | Exeter | EX5 7JN





PROPERTY TYPE

Detached House



SIZE

1,224 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden



EPC RATING

83B



COUNCIL TAX BAND

E



complete.

in a nutshell...

- 4 Bedrooms Detached Home
- Large Garden
- Kitchen/Dining Room
- Driveway and Garage
- En-suite Shower + Bathroom
- Close To Local Amenities
- Easy access to M5 and A30
- Excellent travel links to Exeter
- Excellent Condition



complete.



the details...

NO ONWARD CHAIN!!

This 4 bedroom detached home with a garage, driveway and Large Garden situated in Cranbrook is perfect for a growing family!

As you enter the property you are greeted with a sizeable hallway with cloakroom cupboard for shoes and coats and the downstairs WC in front of you. To the left of this hall you will find the modern and spacious kitchen diner fitted with integrated fridge/freezer, dish washer and electric oven and hob. Through the kitchen there is also a utility room which has space for a washing machine, plenty of storage room and the rear entrance to the garden.

Walking to the right from the hallway you will find a suitably sized, bright and airy, carpeted living room with double patio doors allowing lots of natural light to flood into the home.



What the owner loves most...

The outside space has been fantastic for family life and for entertaining family and friends



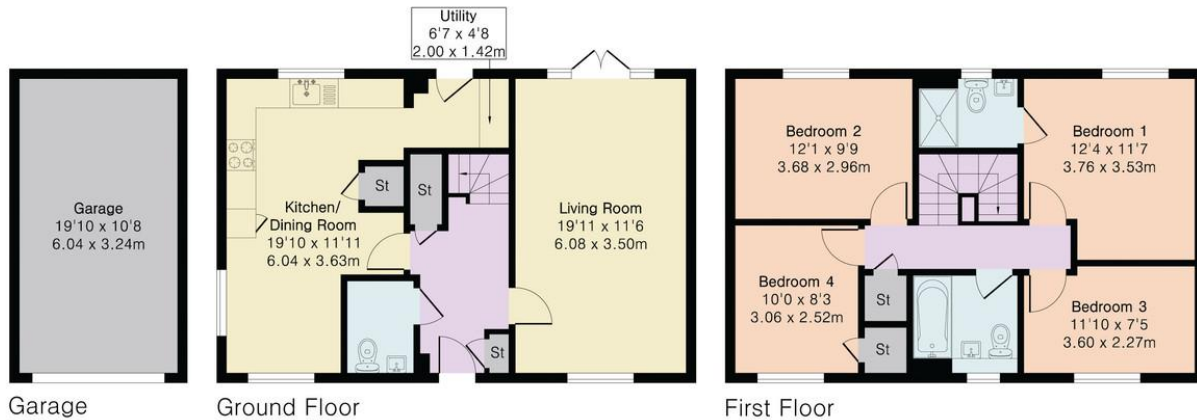
the floorplan...

Approximate Gross Internal Area 1224 sq ft - 114 sq m (Excluding Garage)

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 612 sq ft – 57 sq m

Garage Area 211 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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bear in mind...

This property benefits from a much larger than average garden which gets a lot of sun during the summer months



the location...

On the first floor you will find 3 double bedrooms, 1 generous single bedroom and a family bathroom. The principal bedroom on this floor also benefits from a convenient en-suite shower room and wardrobes. The family bathroom features a contemporary design, shower over bath, wash hand basin and WC.

The highlight of this property without a doubt is the spacious artificially turfed garden giving ample room for either entertaining friends and family or for the kids to enjoy all year round! This garden is majoritively covered in artificial turf but does also feature a large area of patio for seating and a gate which can take you through to the parking.

The parking for this property consists of a driveway suitable for multiple vehicles and an up and over door allows access to the single garage.

With NO ONWARD CHAIN, this property is certainly one to see!

Tenure - Freehold
Council Tax Band - E





complete.

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

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