

46 Shareford Way | Exeter | EX5 7EZ

A spacious four-bedroom link-detached home with a garage, driveway and enclosed rear garden, offering flexible family accommodation in a convenient location in Cranbrook. The property features a generous living room, fitted kitchen and ground floor cloakroom, ideal for home working or hobbies. Upstairs are four bedrooms and a family bathroom, making this an excellent choice for families or first time buyers seeking comfortable and practical accommodation close to local schools, amenities and transport links.

complete.

thoroughly good property agents

PROPERTY TYPE
Link-Detached House

SIZE
1,000 sq ft

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...

- Spacious living room measuring 17'5" x 16'6"
- Modern fitted kitchen
- Useful ground-floor cloakroom/WC
- Additional garden room/salon
- Principal bedroom measuring 17'3" x 9'9"
- Family bathroom on the first floor
- Integral garage
- Driveway parking
- Enclosed rear garden ideal for families









the details…

A well-presented four-bedroom link-detached family home situated in a popular residential location, offering spacious and versatile accommodation, a garage, driveway parking and an enclosed rear garden.

The ground floor comprises a welcoming entrance hall with cloakroom/WC, a modern fitted kitchen and a generous living room measuring over 17ft in length, providing an excellent space for both everyday living and entertaining. To the rear, a great size garden.

On the first floor are four bedrooms, including a spacious principal bedroom, together with a family bathroom serving the remaining bedrooms. The layout provides ideal accommodation for growing families, home working or guest space.

Outside, the property benefits from driveway parking leading to the garage, while the enclosed rear garden offers a safe and private environment for children, pets and outdoor entertaining.

Conveniently positioned close to local amenities, schools and transport links, this attractive home presents an excellent opportunity for families seeking practical living space in a desirable location.



what the owner loves most…

The great size living room perfect for the family.

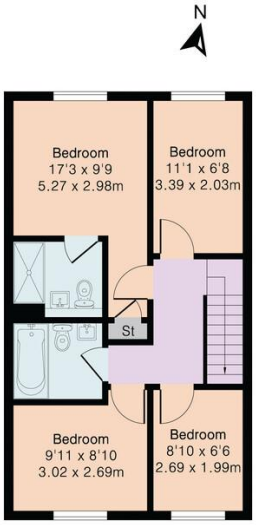


the floorplan...

Approximate Gross Internal Area 1000 sq ft - 92 sq m
(Excluding Outbuilding)
Ground Floor Area 500 sq ft – 46 sq m
First Floor Area 500 sq ft – 46 sq m
Outbuilding Area 202 sq ft – 19 sq m



Ground Floor



First Floor

PINKPLAN

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complete.

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bear in mind...

The property is in a great location near to public transport and local amenities.





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