



# Stockham Lane, Cranbrook

Guide Price £250,000

3 1 1



A well-presented and light-filled three-bedroom end-of-terrace property, offering prospective buyers the opportunity to move straight in without needing to lift a finger. The property occupies a desirable position within the estate, just a short walk from the excellent amenities the town has to offer, including the Cranberry Farm pub/restaurant, Morrisons supermarket, secondary school and country park walks.

The well-proportioned accommodation briefly comprises a paved pathway leading to the front door, sheltered beneath a storm porch. The entrance hallway offers a welcoming first impression, with space to hang coats and store shoes. A door leads through to the open-plan kitchen/living room.

The kitchen is well-equipped with a range of modern appliances, including a fridge freezer, washer dryer, integrated oven and electric hob. There is a range of white-fronted cupboards and drawers at both base and eye level, complemented by wood-effect work surfaces, including a breakfast bar with plenty of space for bar stools. The kitchen area flows through to the living space, which allows ample room for lounge furniture, with French doors leading out to the rear garden. Completing the ground floor is a useful downstairs W.C.

Stairs rise to the first floor, where you will find two good-sized bedrooms and a family bathroom fitted with a white suite. Further stairs lead to the main bedroom, with a useful storage cupboard positioned outside the door. The bedroom itself is spacious and comfortably accommodates a double bed and additional bedroom furniture, whilst enjoying plenty of natural light from the Velux windows.

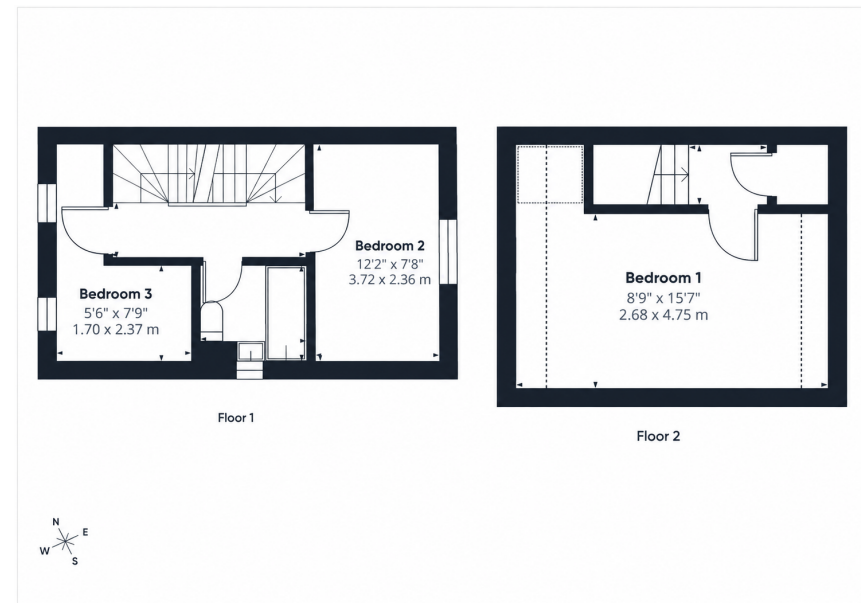
To the outside, the rear garden has been well-landscaped for ease of maintenance and enjoys a good-sized porcelain-tiled patio area, which extends around to the side access, with a gate leading back out to the front of the property. An expanse of artificial lawn provides plenty of space for outdoor entertaining, while the garden enjoys a good level of sunlight throughout the day.

The property also benefits from two parking spaces, located on the path to the side of the property.



| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient – lower running costs |                         |                                                                                   |
| (92 plus) <b>A</b>                          |                         | 96                                                                                |
| (81-91) <b>B</b>                            | 82                      |                                                                                   |
| (69-80) <b>C</b>                            |                         |                                                                                   |
| (55-68) <b>D</b>                            |                         |                                                                                   |
| (39-54) <b>E</b>                            |                         |                                                                                   |
| (21-38) <b>F</b>                            |                         |                                                                                   |
| (1-20) <b>G</b>                             |                         |                                                                                   |
| Not energy efficient – higher running costs |                         |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

- Three-bedroom end-of-terrace property
- Open-plan kitchen/living room
- Spacious main bedroom with Velux windows
- Well-landscaped rear garden
- Two allocated parking spaces
- Beautifully presented throughout
- Modern fitted kitchen with appliances
- Useful downstairs W.C.
- Porcelain-tiled patio and artificial lawn
- Desirable position close to local amenities



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