



Semi-Detached HOME

CHECK OUT Semi-Detached HOME in Cranbrook with 3 bedrooms, living room, separate kitchen/dining room, bathroom and en-suite shower room. Benefiting from a spacious rear garden and two parking spaces. Situated only a short distance from the new town centre and shops.

4 Birch Way | Devon | EX5 7FW



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

749 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

82 B



COUNCIL TAX BAND

C



in a nutshell...

- Three Bedrooms
- Living Room
- Modern Kitchen/Dining Room
- Bathroom, Cloakroom & En-suite Shower Room
- Enclosed Rear Garden
- Off Road Parking for Two Cars
- Local Schools & Rail Station
- Easy access to M5, Exeter & A30
- Excellent Transport Links





the details...

A paved pathway leads to the front door, bordered by mature shrubs and planting. Inside, the home is well presented with fresh, light and neutral décor that creates a modern and inviting feel. The front door opens into a welcoming entrance hallway with space to hang coats and store shoes, with stairs rising to the first floor. To the right is the spacious sitting room, filled with natural light from the front-facing window and benefiting from a fitted storage cupboard.

To the rear of the property is the modern kitchen. This well-appointed space features practical Karndean flooring, a generous worktop and a sleek range of fitted base and wall units that provide ample storage. Integrated appliances include an electric oven, induction hob with extractor fan and washing machine, with dedicated space for a fridge/freezer. With room for a dining table and French doors opening directly onto the garden, the kitchen offers an easy blend of everyday comfort and entertaining potential. Completing the ground floor in the cloakroom featuring a WC and wash basin.

Upstairs, the property offers three inviting bedrooms, including two well-proportioned doubles. The principal bedroom is a generous size, enhanced by a fitted wardrobe and contemporary en-suite shower room complete with a tiled shower, wash basin, WC, and vinyl flooring. The two additional bedrooms are light and airy, both carpeted for comfort and enjoying peaceful views over the rear garden. The final room on the first floor is the family bathroom, thoughtfully appointed with vinyl flooring, a tiled bath, WC and wash basin.

Outside, the rear garden has been thoughtfully landscaped, featuring a patio with space for garden furniture, areas of decorative gravel, a neat round lawn and a shed all bordered by mature plants and shrubs. A garden gate provides direct access to the driveway, which offers off-road parking for 2 cars.

Tenure - Freehold
Council Tax Band C

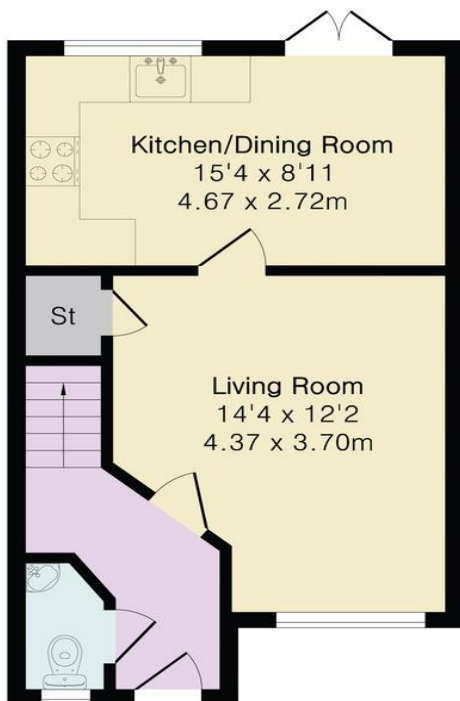


the floorplan...

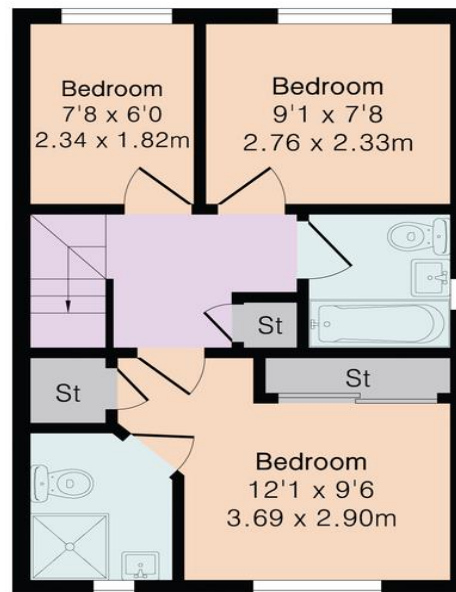
Approximate Gross Internal Area 749 sq ft - 70 sq m

Ground Floor Area 386 sq ft – 36 sq m

First Floor Area 363 sq ft – 34 sq m



Ground Floor



First Floor



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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Further into the home...





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