



121 Badger Way | Exeter | EX5 7FP

Spacious four double bedroom detached family home offering over 1,600 sq ft of accommodation, featuring a superb open-plan kitchen/dining room, separate office, en-suite principal bedroom, enclosed garden, garage and driveway parking, all situated within the popular town of Cranbrook.





PROPERTY TYPE

Detached House



SIZE

1,612 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

South Facing Garden



EPC RATING

TBC



COUNCIL TAX BAND

E



in a nutshell...

- Four generous double bedrooms
- Approximately 1,612 sq ft of accommodation
- Principal bedroom with en-suite shower room
- Impressive 19ft open-plan kitchen/dining room
- Separate living room
- Dedicated home office/study
- Family bathroom and ground floor cloakroom
- Enclosed rear garden
- Garage and driveway parking





the details...

Situated in a sought-after position within Cranbrook, this impressive four double bedroom detached family home offers spacious and versatile accommodation extending to approximately 1,612 sq ft (excluding the garage). Beautifully designed for modern family living, the property combines generous room proportions with a practical layout, perfect for both everyday life and entertaining.

The welcoming entrance hall provides access to a spacious living room, enjoying excellent natural light and ample space for family gatherings. To the rear of the property, the superb open-plan kitchen/dining room spans over 19ft and forms the heart of the home, offering an ideal space for cooking, dining and socialising with access to the garden. A separate office provides an excellent work-from-home space, study or playroom, whilst a cloakroom and useful storage complete the ground floor.

Upstairs, the property continues to impress with four genuine double bedrooms. The principal bedroom benefits from built-in storage and an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The spacious first floor layout is perfectly suited to growing families seeking flexibility and comfort.

Outside, the property enjoys an enclosed rear garden ideal for children, pets and outdoor entertaining. A garage and driveway parking further enhance the practicality of this superb family home.

Located within the popular town of Cranbrook, the property is conveniently positioned for local shops, schools, parks, transport links and the railway station, providing easy access to Exeter and beyond.



what the owner loves most...

The open plan kitchen dining room perfect for hosting and families.



**Approximate Gross Internal Area 1612 sq ft - 150 sq m
(Excluding Garage)**

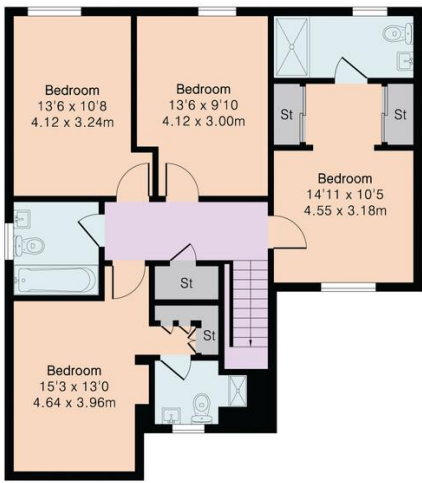
Ground Floor Area 776 sq ft – 72 sq m

First Floor Area 836 sq ft – 78 sq m

Garage Area 60 sq ft – 6 sq m



Ground Floor



First Floor



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bear in mind...

The bedrooms are all great sized double rooms and two bedrooms benefit from an en-suite bathroom.





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