



complete.

4 Bedroom Detached Home

This 4 Bedroom Detached Family Home located in a quiet area of the popular growing town of Cranbrook is well worth a look! With a spacious and modern kitchen diner, large living room, master en-suite, garage and electric car charging this home has everything the family needs.

8 Blindwell Crescent | Exeter | EX5 7HD



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,222 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden



EPC RATING

86 B



COUNCIL TAX BAND

E



in a nutshell...

- Garage and Driveway
- Kitchen Diner
- Large Family Home
- Enclosed Rear Garden
- En-suite Shower Room
- Quiet Location
- Close to Shops, Schools & Bus & Rail
- Excellent Travel Links to Exeter
- Easy access to M5 & A30 & Rail Station





the details...

Welcome to the market this 4 Bedroom Detached Home!

This family home is set in a small private road, set back from the road with hedgerow frontage, and a large driveway to the right of the property allowing space for the Garage & Off-Road Parking.

The Entrance Hall with downstairs Cloakroom leads to the right into a spacious Living Room. A large window overlooks the front green and leafy outlook and to the rear French doors give access to the spacious garden.

To the left from the Hallway is a stunning modern & contemporary Kitchen with Dining area. Plenty of cupboards / storage & work surfaces, an integral dishwasher, space for large fridge/freezer, tiled splash backs, electric oven/grill, hob and cooker hood. A window overlooks the rear Garden and the front, with the connecting Utility Room with back door out to the Garden, storage, sink & plumbing for a washing machine.



what the owner loves most...

This house has been wonderful for our family, allowing everyone to have their own space whilst also a living area big enough to enjoy time together.



the floorplan...

Approximate Gross Internal Area 1222 sq ft - 114 sq m (Excluding Garage)

Ground Floor Area 611 sq ft – 57 sq m

First Floor Area 611 sq ft – 57 sq m

Garage Area 202 sq ft – 19 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.

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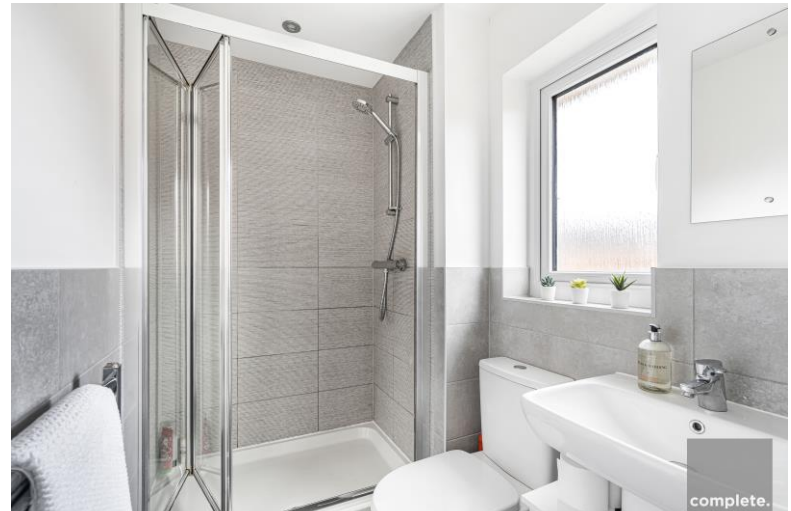
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complete.

bear in mind...

The garage has been partially converted into a mixed use area currently fitted as a home pub!



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the location...

The first floor has 4 Bedrooms, the main Bedroom with En-suite Shower Room and the second largest Bedroom overlooking the rear Gardens and views. The third bedroom is a good sized double bedroom and the fourth a suitable single bedroom/office space. The three subordinate bedrooms all have access to the Family Bathroom with a shower above the bath, sink and WC. All well presented throughout with plenty of natural light and some cupboard / storage spaces.

Set on a good size plot the rear Garden area is enclosed with side gate to the Garage & Off-Road Parking area for a number of cars. Landscaped to feature a small patio area, lawn and a decked seating area perfect for taking advantage of the summer weather.

This is a lovely home, in a great location, just set away from the main Town centre.

Tenure: Freehold
Council Tax Band E





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

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