



Modern Detached Home

A spacious 4 bedroom property located in Cranbrook, a short distance from the local schools. This home contains 4 bedrooms, 3 toilets and a spacious and light kitchen dining room. With a landscaped garden, multiple parking spaces and an integral garage, this home is perfect for family life.

6 Roman Way | Exeter | EX5 7BU





PROPERTY TYPE

Detached House



SIZE

1011 SQFT



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON Community Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

71C



COUNCIL TAX BAND

D



in a nutshell...

- 4 Bedrooms
- Integral Garage
- Kitchen Dining Room
- Enclosed Landscaped Rear Garden
- Off Road Parking
- En-suite shower
- Close to Shops, Schools, Bus & Rail
- Local Town Centre & Supermarket
- Excellent Transport Links





the details...

MAIN DESCRIPTION

An attractive and well-presented four-bedroom family home, ideally situated in the popular Cranbrook development.

The property benefits from three off-road parking spaces on a private driveway to the front, along with an integral garage, providing excellent parking and storage options.

Upon entering, you are welcomed by a newly updated WC and a bright, well-proportioned living room, finished with stylish Kardean flooring and enjoying an abundance of natural light from a large front-facing window. The living room flows through to the spacious kitchen/diner, creating an ideal layout for modern family living and entertaining.

The kitchen has been recently re-designed featuring tiled flooring, cashmere coloured units, and a range of integrated appliances, including a washing machine, fridge freezer, two single Neff ovens and a 5 ring induction hob. There is also space and plumbing for a dishwasher, along with ample room for a family dining table.

To the first floor, the property offers four bedrooms, comprising two generous doubles and two large single rooms. The master bedroom contains multiple built-in wardrobes and benefits from a modernised en-suite shower room. Completing the upstairs accommodation is a large family bathroom which has also recently been worked on.

Externally, the rear garden is arranged over two levels, with a terraced design featuring stone paving to the lower section and a lawned area to the upper level. Steps to the side lead to a 10ft x 11ft shed with power and lighting, ideal for storage or use as a home workshop. The garden can also be accessed conveniently via a side gate from the front of the property.

This home offers spacious and flexible accommodation, making it an excellent choice for families or professionals looking to settle in one of Cranbrook's well-connected residential locations.



what the owner loves most...

“The open living and dining space which has been perfect for family living.”



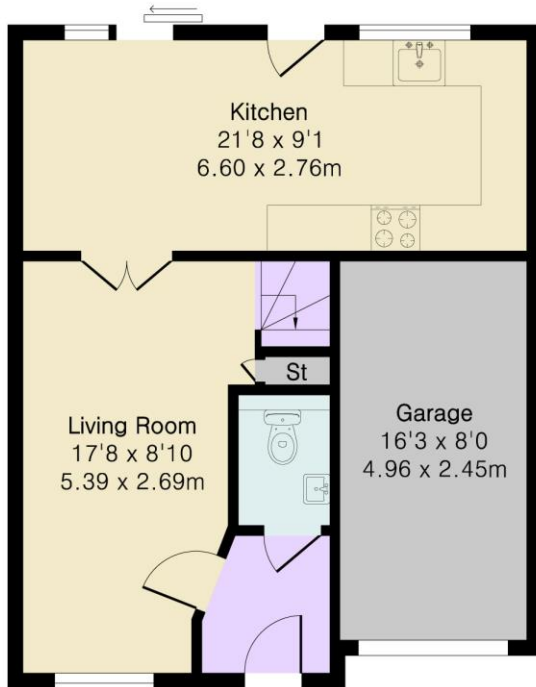
the floorplan...

Approximate Gross Internal Area 1011 sq ft - 94 sq m (Excluding Garage)

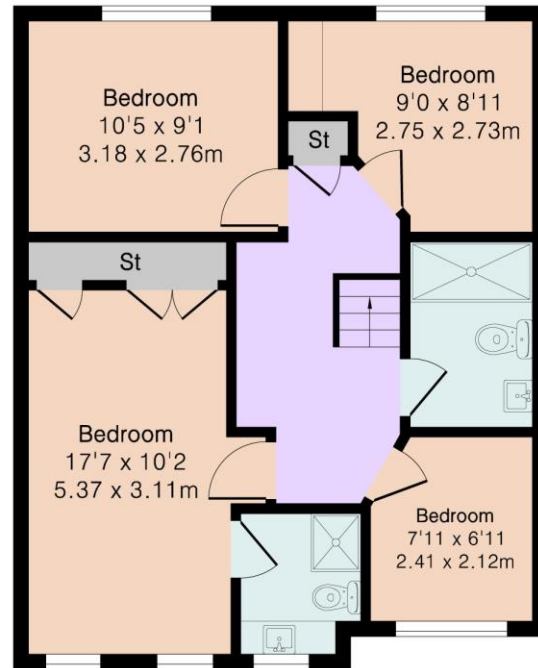
Ground Floor Area 435 sq ft – 40 sq m

First Floor Area 576 sq ft – 54 sq m

Garage Area 131 sq ft – 12 sq m



Ground Floor



First Floor

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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bear in mind...

This property is only a short walk away from the local primary school and local convenience shops.



the location...

Shopping – Co-operative within walking distance and a Morrisons Supermarket in the town

Relaxing – Cranbrook Country Park

Travel – Great access to the A30, M5 and 10 minutes from Exeter Airport

Schools – St Martins C of E Primary School and the Education Campus

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7BU**





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

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