

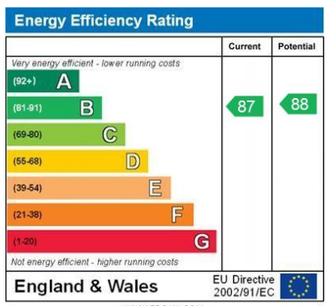












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Pennys estate agents

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2 Cranfield Close, Exmouth, EX8 2FU

OFFERS OVER

£600,000

TENURE Freehold



A Most Spacious Detached Executive Style House Forming Part Of A Select Development Of Just Six Properties, Ideally Located Within Easy Reach Of The Seafront, Town Centre And Range Of Amenities, Including Health Centre

Reception Hall * Quality Kitchen/Dining Room * Spacious Living Room * Ground Floor Cloakroom/Wc * Four Bedrooms * Main Bedroom With En-Suite Shower Room/Wc Family Bathroom Suite * Shower Room/Wc * Manageable Gardens * Large Garage Including Utility Area * For Sale With No Ongoing Chain

rightmove

PENNYS ESTATE AGENTS
2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN
Tel: 01395 264111 EMail: help@pennys.net

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Pennys are delighted to offer for sale this modern detached house, still under the NHBC Guarantee Warranty, forming part of a private select development just a short distance from the seafront and town centre. The property comprises of a reception hall, spacious kitchen/dining room with integrated appliances, downstairs cloakroom/wc, four first floor bedrooms, two shower rooms and family bathroom suite. The property also benefits from manageable front and rear gardens, driveway parking and a large garage incorporating a utility area. The property also benefits from owned solar panels.

THE ACCOMMODATION COMPRISES: Entrance storm porch with courtesy light, front door with patterned glass inset to:

SPACIOUS RECEPTION HALL: Luxury wood-effect flooring, door giving direct access into the garage, staircase rising to first floor landing with useful understairs storage cupboard beneath, underfloor heating.

GROUND FLOOR CLOAKROOM/WC: Comprising; wash hand basin with splashback and cabinet beneath, WC with concealed cistern and push button flush, mirror fronted medicine cabinet, uPVC double glazed window with patterned glass, luxury wood-effect flooring, underfloor heating.

KITCHEN/DINING ROOM: Spacious high quality room with quartz working surfaces with matching upstands, with inset one and a half bowl single drainer sink unit with integrated drainer, cupboards, drawer units, integrated dishwasher beneath working surfaces, inset five ring gas hob with glass splashback and stainless steel chimney style extractor hood over, wall mounted cupboards with concealed lighting beneath, integrated fridge and freezer, slimline cupboard with pullout drawer units, double oven with cupboards and drawer units above and beneath, recessed ceiling led spotlighting, luxury wood-effect flooring with underfloor heating, uPVC double glazed window to front aspect, part glazed double doors to:

LIVING ROOM: [Also accessed from the reception hall] A bright spacious room with uPVC double glazed window and French patio doors opening onto the rear garden, luxury wood-effect flooring with underfloor heating.

FIRST FLOOR LANDING: Access to roof space, built-in cupboard with shelving unit. Airing cupboard with water tank, slatted shelving. Further cupboard over stairwell recess.

BEDROOM 1: A lovely size main bedroom suite with uPVC double glazed window to rear aspect, radiator, large built-in floor to ceiling wardrobe with three sliding mirror fronted doors, clothes rail and shelf.

EN-SUITE SHOWER ROOM/WC: A stylish suite comprising; double width ease of access shower tray with sliding shower splash screen doors, shower unit, contemporary style wash hand basin with drawer units beneath, WC with concealed cistern and push button flush, beautifully tiled walls and colour coordinated tiled flooring, chrome heated towel rail, large fitted mirror, shaver socket, recessed ceiling led spotlighting and extractor fan, uPVC double glazed window with patterned glass.

BEDROOM 2: Large built-in floor to ceiling wardrobes with mirror fronted triple sliding doors, clothes rail and shelf, radiator, uPVC double glazed window to front aspect.

BEDROOM 3: Radiator, uPVC double glazed window to rear aspect.

BEDROOM 4: Radiator, uPVC double glazed window to front aspect.

FAMILY BATHROOM/WC: Bath with shower unit over, shower splash screen, contemporary style wash hand basin with drawer units beneath, WC with concealed cistern and push button flush, attractive fully tiled walls and colour coordinated tiled flooring, chrome heated towel rail, recessed ceiling led spotlighting and ceiling extractor fan, uPVC double glazed window with patterned glass, fitted mirror, shaver socket.

SHOWER ROOM/WC: Comprising; large double width ease of access shower tray, with shower unit, sliding splash screen doors, wash hand basin standing on drawer unit beneath, WC with concealed cistern with push button flush, large fitted mirror, attractive fully tiled walls, colour coordinated tiled flooring, chrome heated towel rail, recessed ceiling led spotlighting and ceiling extractor fan.

OUTSIDE: To the front of the property is an area of lawned garden with shrub beds, block paved terrace and block paved driveway to integral garage.

GARAGE/UTILITY AREA: 7.19m x 3.09m (23'7" x 10'1") Electric up and over door, power and light connected, wall mounted Glow-worm gas boiler for hot water and central heating. **UTILITY AREA:** Fitted single drainer sink unit set in work surface with plumbing for automatic washing machine and tumble dryer space and cupboard beneath. Electric consumer unit. Double glazed door with patterned glass giving access into the rear garden.

The rear garden is planned for ease of maintenance in mind, level, fully enclosed by timber garden fencing, approached by wooden side gate and patio pathway, comprising of a good size patio sun terrace ideal for outside entertaining, lawned garden, outside cold water tap, outside lighting.

FLOOR PLAN:

