Stony Avenue, EX5

MOVELI


STONY AVENUE





Stony Avenue, EX5

> An immaculate three bedroom home, situated on the edge of Cranbrook. The property is superbly maintained and has lovely, light accommodation with a living room, kitchen/breakfast room, bathroom and en-suite. There is also a garden and off-street parking.

- A beautifully presented semi-detached home
- Superbly maintained since built in 2021
- Three good-sized bedrooms
- Large living room
- Gorgeous kitchen/breakfast room
- Bathroom, en-suite & downstairs W.C
- Newly landscaped garden
- Off-street parking for two vehicles

This gorgeous semi-detached house is a perfect example of a 'turn key' home. The property has a lot of windows, meaning the light pours in from every angle. Most rooms are double aspect rooms and the house is rotated 90 degrees from it's neighbour, giving a feel more like a detached house than a semi.

Located on the edge of Cranbrook, the property has access to all of the amenities the area has to offer, but also great access to Exeter or the A30.

The property has a welcoming entrance hall, giving access to all rooms, a storage cupboard and stairs to the first floor. The spacious living room has double doors out to the garden and a window to the front. The lovely kitchen/breakfast room has a fitted kitchen with integrated appliances including fridge/freezer, oven, induction hob, washer/dryer and dishwasher. Also on the ground floor is the cloakroom.

On the first floor there are three bedrooms and a bathroom, bedroom one is a generous double room with windows to the front and side, plus an en-suite shower room. Bedroom two is another double room with windows to the front and side and bedroom three is a large single room with a window to the side. The bathroom is fully tiled with a window to the front, panelled bath and shower over, W.C and sink unit.





- Externally, there is a small area of garden in front of the main entrance, there is also a driveway to the side. The rear garden is currently being landscaped and will have a beautiful patio area with two steps leading up to a lawned area and gate to the driveway. It is due to be completed shortly.

  Agents note: Some images have been altered using AI, primarily but not limited to the outside images. This is to show the design of the garden but viewing in person is recommended.











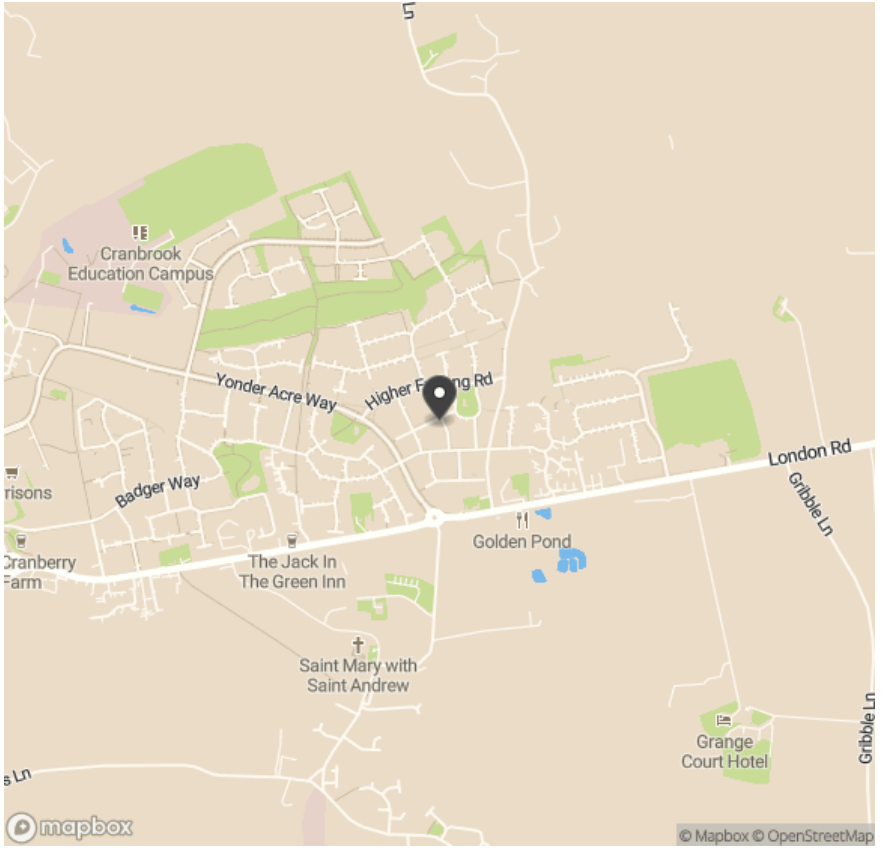
LOCATION

Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **85**

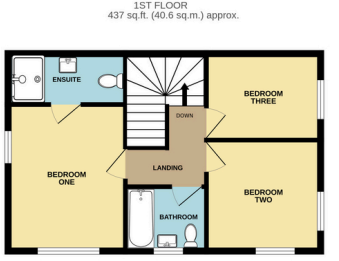
Potential: **96**



FLOOR PLAN

557 sq ft (51 sq m)





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