



Detached Town House

CHECK OUT this detached Town House, overlooking the Country Park in Cranbrook. Arranged over 1656 sq ft, this spacious property features 4 bedrooms, en-suite, office space, dining room, modern kitchen, utility room and a spacious living room. Outside the property benefits from a rear garden, off-road parking and a garage.

40 Burrough Fields | Exeter | EX5 7AN





PROPERTY TYPE
Townhouse



SIZE
2,002 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
District Heating System



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
74C



COUNCIL TAX BAND
E



in a nutshell...

- Fabulous Views over Country Park
- Four Bedrooms
- Kitchen, Dining Room and Utility
- Ground Floor Office
- Spacious Living Room with Juliette Balconies
- Garage under Coach House
- Off-Road Parking
- Low Maintenance Garden
- Easy access to M5, Exeter & A30





the details...

This unique modern three-storey town house, built by Taylor Wimpey, is a rare, detached design overlooking the beautiful Cranbrook Country Park. Set within the earlier phase of Cranbrook, the property enjoys a protected green outlook with rural views and local walks yet remains just moments from the growing town centre. Cranbrook now offers a wide range of amenities including Morrisons, Co-op, doctors' surgery, shops, a local pub and restaurant, as well as both primary and secondary schools. Excellent transport links provide easy access to Exeter and London via bus and rail, with the M5, Exeter Airport and Exeter city centre all within easy reach.

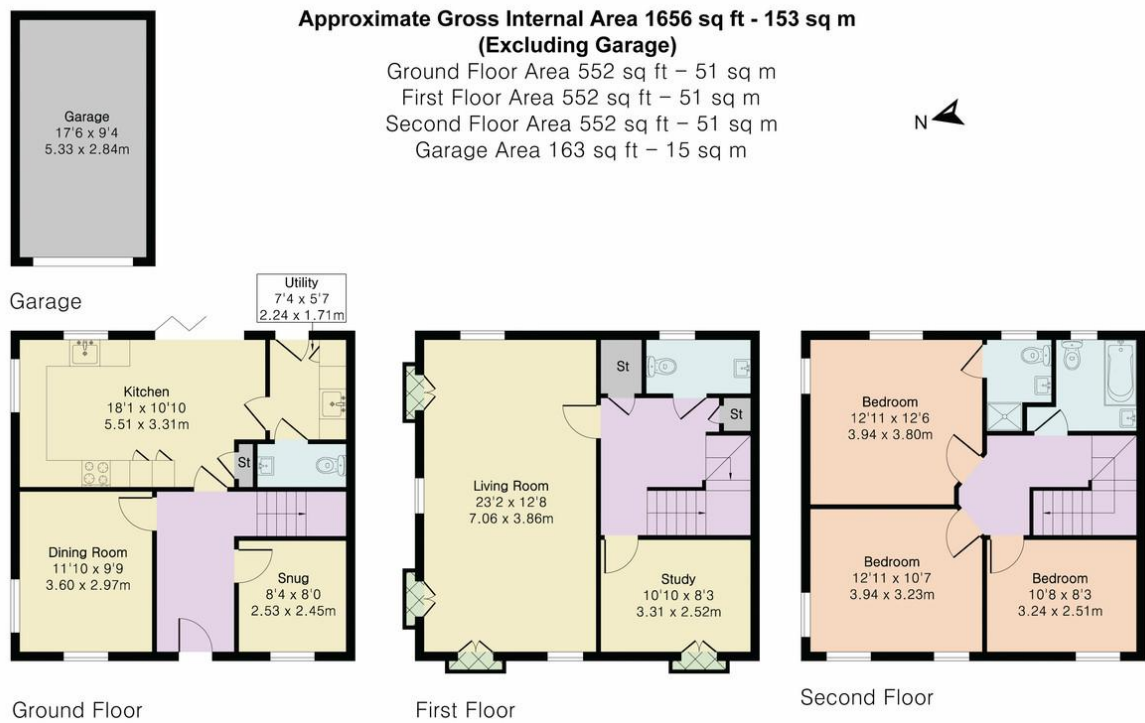
Approached via a hedgerow-screened pathway, the property feels private and secluded, with a town garden to the front and a brightly coloured front door welcoming you inside. The hallway leads to a quiet snug or home office on one side, while to the other lies a separate formal dining room. To the rear, a spacious open-plan kitchen and breakfast area is fitted with modern appliances, generous storage and wood-effect flooring. This dual-aspect room is flooded with natural light and opens through bi-fold doors onto the low-maintenance rear garden, creating a seamless connection between indoor and outdoor living. A separate utility room with back door and a cloakroom complete the ground floor, making this a highly practical daytime space.

On the first floor, a generous landing leads to a large dual aspect living room, a wonderful place to relax with three sets of French doors and Juliette balconies. One of these balconies enjoys a direct view across the Country Park, while the others bring in abundant natural light and create a bright, airy feel. Also on this level is a versatile fourth bedroom, together with a cloakroom.





the floorplan...



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The top floor provides three further bedrooms, including a principal bedroom with en-suite shower room and views across the park, plus two additional doubles and a family bathroom.

Outside, there is ample off-road parking to the side and a garage situated beneath a neighbouring coach house, held on a leasehold basis. The rear garden is designed for ease of maintenance and enjoys a private green outlook.

This is a rare style of property within Cranbrook, combining modern design, flexible living space and a superb position overlooking the Country Park, it is a home well worth viewing.

Property Tenure: Freehold

Garage Tenure: Leasehold

Council Tax Band E







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