



30 Northwood Acres | Exeter | EX5 7EU

Spacious four-bedroom detached home in a popular Cranbrook location, featuring a stunning open-plan kitchen/dining room with integrated appliances, three reception areas, an enclosed rear garden, ample driveway parking and a detached double garage. Perfectly suited to modern family living and entertaining.





PROPERTY TYPE

Detached House



SIZE

1,600 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

District heating



PARKING

Double Garage, EV
Charging (private)



OUTSIDE SPACE

Garden



EPC RATING

TBC



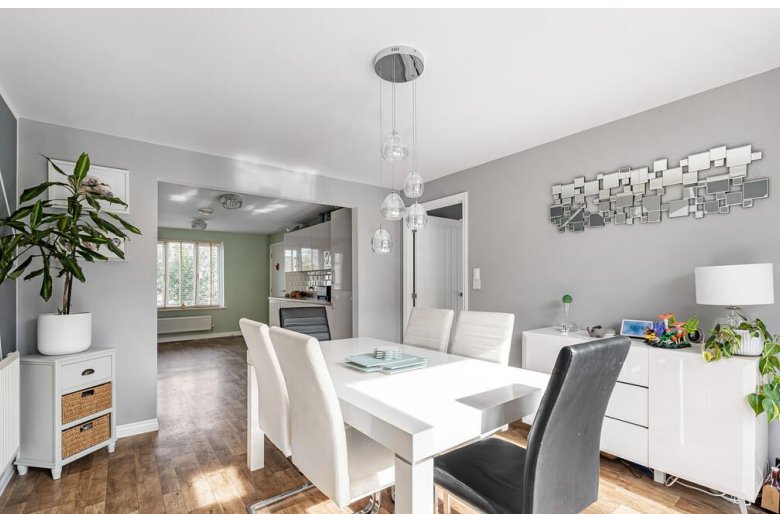
COUNCIL TAX BAND



in a nutshell...

- Four generous bedrooms
- Principal bedroom with en-suite
- Open-plan kitchen/dining room
- Integrated kitchen appliances
- Separate living room
- Additional snug/family room
- Utility room & cloakroom
- Double garage & ample parking
- Enclosed rear garden with patio & decking areas





the details...

A beautifully presented and substantial four-bedroom detached family home, situated within the sought-after town of Cranbrook. Offering approximately 1,600 sq ft of accommodation, this spacious property is perfectly designed for modern family living and entertaining.

The heart of the home is the impressive open-plan kitchen/dining room, providing an excellent social space for family gatherings and hosting guests. The contemporary kitchen benefits from a range of integrated appliances and ample worktop space, while double doors allow natural light to flood the room and create a seamless connection to the garden. A separate living room offers a comfortable retreat, complemented by an additional snug/family room, ideal as a playroom, home office or second reception room. A utility room and cloakroom complete the ground floor accommodation.

Upstairs, the property boasts four generously sized bedrooms, including a spacious principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making this an ideal home for growing families.

Externally, the property enjoys a private enclosed rear garden with patio and decking areas, providing the perfect setting for outdoor dining and entertaining. To the front and side, there is ample driveway parking leading to a detached double garage, offering excellent storage and parking provision.

Conveniently located within easy reach of local amenities, schools, transport links and Cranbrook town centre, this exceptional home combines space, practicality and style in equal measure.



what the owner loves most...

The quiet location and great-sized reception rooms make the property perfect for a family.



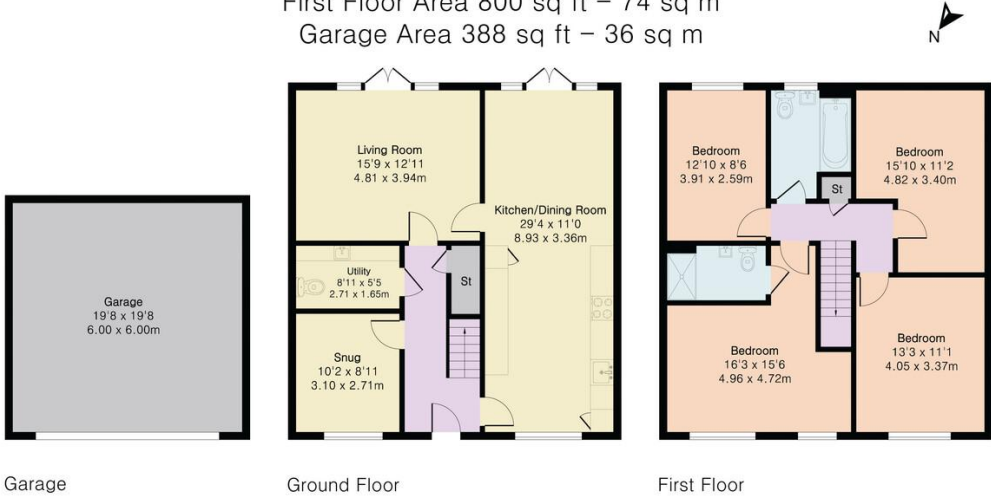
the floorplan...

Approximate Gross Internal Area 1600 sq ft - 148 sq m
(Excluding Garage)

Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 800 sq ft – 74 sq m

Garage Area 388 sq ft – 36 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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