



Four-bedroom detached family home

An impressive four-bedroom detached home located in the popular Cranbrook development. Offering spacious family accommodation, including a large living room, modern kitchen, separate study, principal bedroom with en-suite, detached garage and private garden, this superb home is perfectly positioned close to excellent local amenities, schools and transport connections.

55 Shareford way | Cranbrook | EX5 7EZ

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1192 SQFT



LOCATION

Exeter



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating
System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Private Terraced Garden



EPC RATING

72C



COUNCIL TAX BAND

E



in a nutshell...

- Approx. 1,192 sq ft (110 sq m) of internal accommodation
- Spacious 23' dual-aspect living room
- Modern fitted kitchen with ample workspace
- Separate study/home office
- Principal bedroom with en-suite shower room
- Contemporary family bathroom plus downstairs cloakroom
- Detached garage (218 sq ft / 20 sq m)





the details...

Situated in the sought-after town of Cranbrook, this beautifully presented four-bedroom detached family home offers approximately 1,192 sq ft (110 sq m) of well-planned accommodation, complemented by a detached garage and generous living space throughout.

The ground floor features a spacious dual-aspect living room, creating a bright and welcoming environment perfect for relaxing or entertaining. The modern fitted kitchen provides ample storage and workspace, while a separate study offers an ideal home office or playroom. A convenient downstairs cloakroom completes the ground floor.



what the owner loves most...

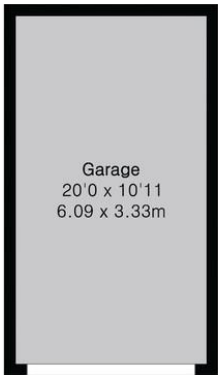
Generous sized bedrooms throughout, a sunny, private garden and views of the nature reserve. Situated in a quiet spot within walking distance to all local amenities.



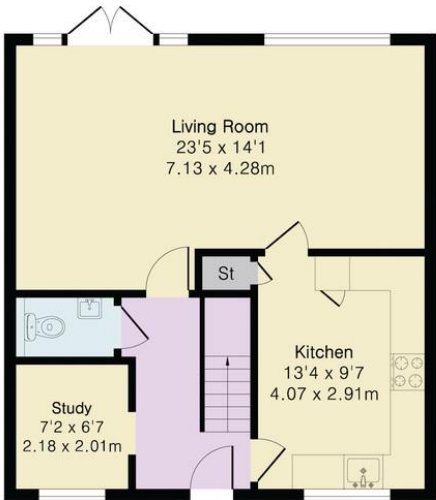
the floorplan...

Approximate Gross Internal Area 1192 sq ft - 110 sq m
(Excluding Garage)

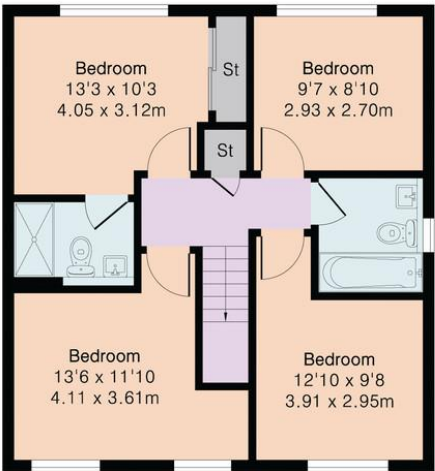
Ground Floor Area 596 sq ft – 55 sq m
First Floor Area 596 sq ft – 55 sq m
Garage Area 218 sq ft – 20 sq m



Garage



Ground Floor



First Floor



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.

complete.

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bear in mind...

This property is coming to the market with no onward chain



the location...

Upstairs, the property boasts four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, alongside a contemporary family bathroom serving the remaining bedrooms.

Outside, the home benefits from a detached garage, off-road parking with an electric car charger, and a private rear garden, making it an excellent choice for growing families or those seeking versatile living in a thriving community.

Ideally located within easy reach of local schools, shops, parks, transport links and Cranbrook's amenities, this fantastic home offers modern family living in a highly desirable location.





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