



113 Badger Way | Exeter | EX5 7FP

Stylish three-bedroom detached home with parking for three cars, a south-facing landscaped garden, media wall with electric fireplace, and an upgraded garage with fibre optic Wi-Fi, mezzanine and home office/gym potential, situated in the popular town of Cranbrook.

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

990 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District heating



PARKING

Garage, Off Road Parking,
EV Charging (private)



OUTSIDE SPACE

South facing garden



EPC RATING

TBC



COUNCIL TAX BAND

D



in a nutshell...

- Three double bedrooms
- Spacious dual-aspect living room with bespoke media wall and electric fireplace
- Modern kitchen/dining room
- Separate utility room and ground floor cloakroom/WC
- South-facing landscaped rear garden with low-maintenance design
- Landscaped front garden creating excellent kerb appeal
- Detached garage with mezzanine
- Driveway for three cars
- Location close to schools, amenities and transport links





the details...

New to the market is this immaculately presented three double bedroom detached home has been thoughtfully enhanced by the current owners to create a stylish, practical and move-in ready property. Offering generous living accommodation, a beautifully landscaped south-facing garden and an exceptionally versatile garage space, this home is ideal for growing families, professionals working from home or anyone looking for flexible living.

The welcoming entrance hall provides access to all principal ground floor rooms and benefits from a useful understairs storage cupboard. The spacious dual-aspect living room is flooded with natural light and has been beautifully finished with a bespoke built-in media wall incorporating an electric fireplace, creating a contemporary focal point and the perfect space to relax with family and friends.

The modern kitchen/dining room offers an excellent range of fitted units and worktop space, making it ideal for everyday living and entertaining. The kitchen also benefits from an integrated dishwasher, while there is ample room for a family dining table. Positioned off the kitchen is a practical utility room providing additional storage and space for laundry appliances, helping to keep the main kitchen uncluttered. A modern ground floor cloakroom/WC adds further practicality for guests and family life.

The first floor offers three double bedrooms, providing flexible accommodation for families, guests or those working from home. The master bedroom comfortably accommodating a king-size bed and additional bedroom furniture. Beautifully presented and filled with natural light, it also benefits from an en-suite shower room. The second bedroom is another generous double, ideal for children, guests or teenagers, while the third double bedroom has decorative wall panelling, creating a stylish and versatile space that could equally serve as a nursery, dressing room or home office.

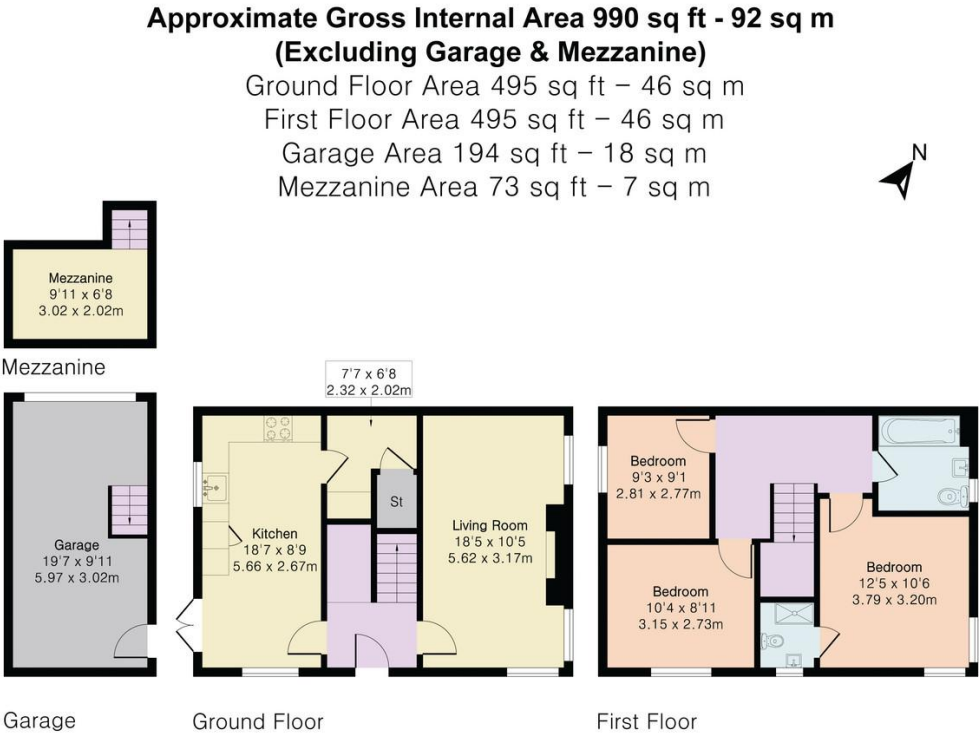
Outside, the south-facing rear garden has been professionally landscaped to create a low-maintenance outdoor space, perfect for relaxing, entertaining or enjoying the sunshine throughout the day. The front garden has also been attractively landscaped, providing excellent kerb appeal with minimal upkeep required.

To the front of the property is a generous double-width driveway that comfortably accommodates three vehicles, with space for two parked side-by-side and a third parked across the front.



A standout feature of the property is the detached garage, which has been upgraded and is currently utilised as a home gym. The garage offers far more than standard storage, benefitting from a full electrical installation with numerous additional power sockets, full lighting throughout, fibre optic Wi-Fi connectivity and an installed staircase leading to a useful mezzanine level. This highly adaptable space would make an excellent home office, business premises, studio, hobby room or continued gym, offering buyers fantastic flexibility to suit their lifestyle.





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What the sellers love most...

The property position as they were able to change the use of the garage based on their needs. Lastly the ample parking has been brilliant for guests and the addition of the Ev charger





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