



## 15 Great Orchard | Exeter | EX5 7GD

Great Orchard is a substantial five-bedroom family home offering approximately 2,140 sq ft (199 sq m) of accommodation, excluding the garage, and arranged over three well-planned floors. Located within the popular Cranbrook community, the property provides generous living space, excellent bedroom accommodation and a highly versatile layout ideal for modern family life.





PROPERTY TYPE

Detached House



SIZE

2,140 sq ft



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

5



RECEPTION ROOMS

3



BATHROOMS

3



WARMTH

District heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, garage and off-street parking



EPC RATING

TBC



COUNCIL TAX BAND



### in a nutshell...

- Approximately 2,140 sq ft / 199 sq m of accommodation
- Arranged over three floors
- Exceptional 23'0" x 18'6" fifth bedroom
- Four further well-proportioned bedrooms
- Generous 19'5" x 13'1" living room
- Separate dining room and spacious kitchen
- Useful study and utility room
- Multiple bathroom/shower-room facilities
- Large 19'8" x 10'7" garage





## the details...

A beautifully presented and generously proportioned five-bedroom family home, offering approximately 2,140 sq ft of versatile accommodation arranged over three floors, together with a large garage and attractive garden.

The property offers an excellent combination of spacious living areas and flexible bedroom accommodation, making it ideally suited to modern family life. The ground floor features a generous 19'5" x 13'1" living room, providing a comfortable space for relaxing, alongside a separate 13'1" x 10'10" dining room, perfect for family meals and entertaining.

The impressive 16' x 11' kitchen is a particular highlight, offering a stylish and practical space with contemporary cabinetry, attractive work surfaces and plenty of storage and preparation space. A separate utility room adds further convenience, while the dedicated study provides an ideal home-working space.

The first floor offers four well-proportioned bedrooms, including two particularly spacious rooms, together with bathroom facilities. The second floor is home to an impressive 23' x 18'6" bedroom, complete with its own shower-room facilities and useful eaves storage. This versatile space could make an excellent principal bedroom, guest suite or teenager's retreat.

Outside, the property benefits from a beautifully maintained garden, with paved areas and established planting creating an attractive space for outdoor dining, entertaining and relaxing.

A substantial 19'8" x 10'7" garage provides secure parking and valuable additional storage.

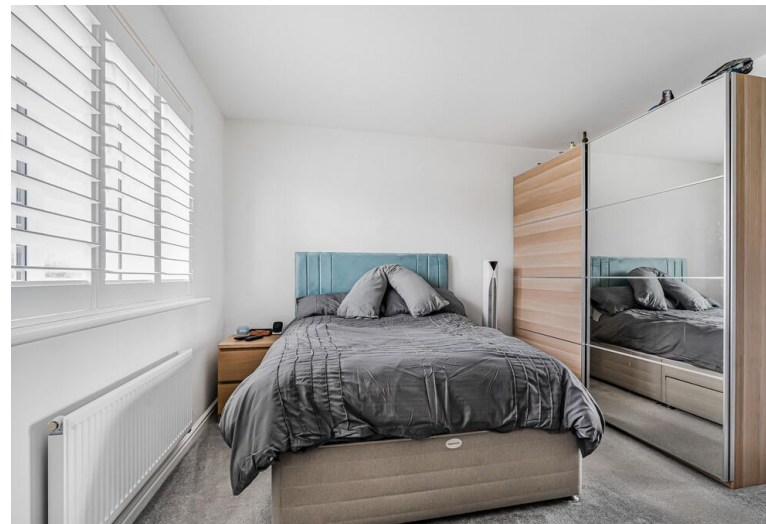
With its impressive floor area, five bedrooms, spacious kitchen, multiple reception areas, study, utility room, attractive garden and large garage, this is an excellent family home offering superb flexibility and space.

Early viewing is highly recommended to fully appreciate the size, presentation and versatility of this impressive property.



## what the owner loves most...

The great sized reception rooms perfect for hosting.



the floorplan...

Approximate Gross Internal Area 2140 sq ft - 199 sq m  
(Excluding Garage)

Ground Floor Area 798 sq ft – 74 sq m  
First Floor Area 798 sq ft – 74 sq m  
Second Floor Area 544 sq ft – 51 sq m  
Garage Area 208 sq ft – 19 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.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



bear in mind...

The seller has a confirmed onward purchase of a new build property.





Need a more complete  
picture? Get in touch with  
your local branch...

Tel 01392 422500  
Email [exeter@completeproperty.co.uk](mailto:exeter@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
141 Younghayes Rd  
Cranbrook  
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

complete.