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Pear Close

Cranbrook, EX5 7HX

Offers In The Region Of £280,000



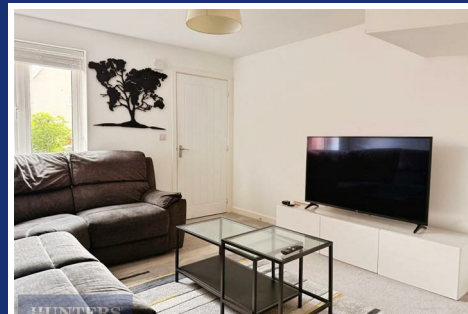
Council Tax: C



4 Pear Close

Cranbrook, EX5 7HX

Offers In The Region Of £280,000



Property description

A beautifully presented and thoughtfully arranged three-storey home, offering spacious and versatile accommodation across three floors, together with attractive gardens and off-street parking for two vehicles.

On entering the property, you are welcomed into a useful **entrance porch**, providing the perfect space for coats, shoes and everyday essentials. From here, you enter the comfortable **lounge**, which benefits from a good-sized storage cupboard, ideal for keeping the living space neat and organised. A door leads through to the central hallway, where you will find the staircase rising to the first floor and access to the convenient **cloakroom**.

Continuing through the ground floor, you will find the impressive **modern kitchen/dining room**. Designed with both style and practicality in mind, this sleek space provides an excellent area for cooking, dining and entertaining. The patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces and allowing plenty of natural light into the room.

Moving to the **first floor**, the landing provides access to two generous double bedrooms. The first is front-facing, while the second enjoys a rear aspect overlooking the garden. Both bedrooms offer excellent proportions and flexibility, making them ideal as bedrooms, guest accommodation, or alternatively as home-working or hobby spaces. The floor is completed by a well-appointed **family**

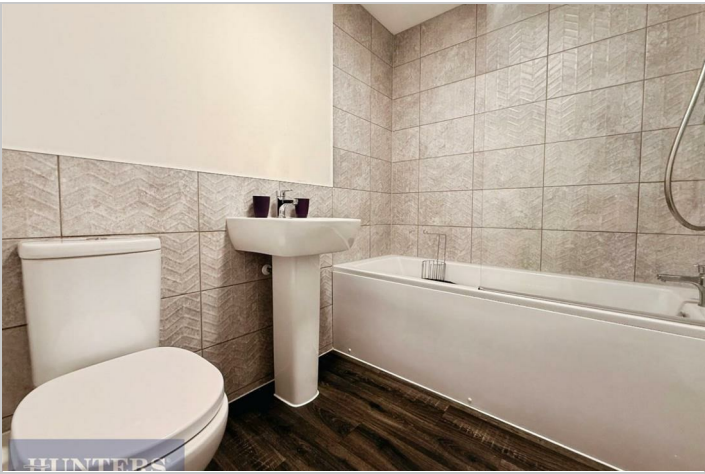
bathroom

The staircase continues to the **second floor**, where the impressive principal bedroom suite awaits. Occupying the full length of the house, this is a particularly spacious room and provides a wonderful sense of privacy and separation from the rest of the accommodation. There is ample space for a potential dressing or changing area, alongside a private **en-suite shower room**, creating a comfortable and relaxing principal suite.

Externally, the property continues to impress. To the front is a **low-maintenance garden**, beautifully complemented by mature shrubs and colourful flowers, providing an attractive approach to the home. To the rear is a **fully enclosed garden**, offering a good degree of privacy and making an ideal space for families, entertaining or simply relaxing outdoors. The garden features a patio area, perfect for outdoor dining and entertaining, together with an area of lawn providing additional usable space.

The property also benefits from **off-street parking for two cars**, adding further convenience.

Situated within a popular and peaceful residential setting, 4 Pear Close offers a fantastic combination of modern living, generous accommodation and outdoor space. Its three-storey layout makes particularly good use of the available space, with the impressive top-floor principal suite providing a real highlight.



Road Map



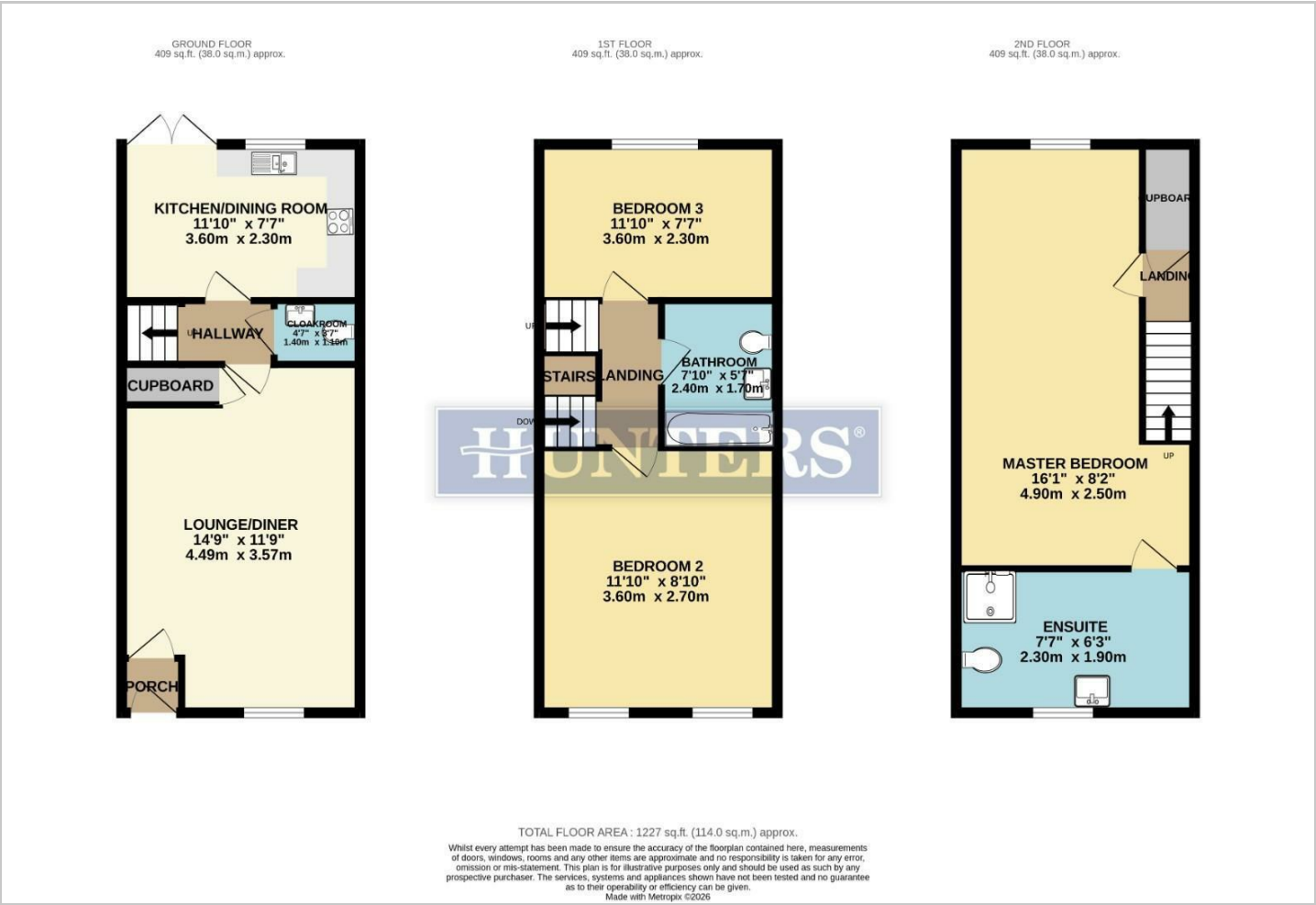
Hybrid Map



Terrain Map



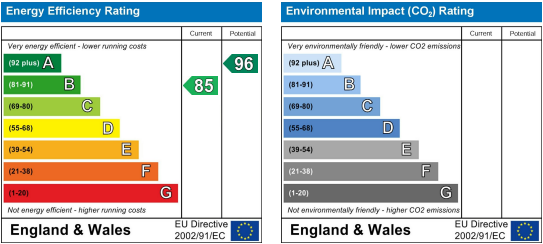
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.