



4 Bedroom Detached Home

Situated on a quiet private road within a peaceful cul-de-sac, this spacious four-bedroom detached home offers approximately 1,232 sq ft of well-designed accommodation, perfect for modern family living. Featuring a generous lounge, an impressive open-plan kitchen/dining room, separate home office, utility room, four well-proportioned bedrooms, an integral garage and excellent storage throughout. Conveniently located close to Cranbrook's schools, shops, railway station and transport links, this is an ideal family home in a highly sought-after setting. Early viewing is highly recommended.

10 Water Lake Avenue | Exeter | EX5 7HW





PROPERTY TYPE

Detached House



SIZE

1,232 sq ft



LOCATION



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

.....



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND

E



in a nutshell...

- Garage and off-street parking
- Quiet cul-de-sac
- Private Road
- Utility room and downstairs WC
- Separate home office/study
- Large open-plan kitchen/dining room
- Approx. 1,232 sq ft (114 sq m) of accommodation (excluding garage)
- Great public transport links
- Perfect family home





the details...

DESCRIPTION

Situated on a quiet cul-de-sac within a private road, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation extending to approximately 1,232 sq ft (114 sq m), excluding the garage. Combining modern living with a peaceful setting, this attractive home is ideal for growing families and those seeking a well-connected yet tranquil location.

The ground floor is thoughtfully arranged around a welcoming entrance hall, leading to a generous dual-aspect lounge, perfect for relaxing or entertaining. The impressive open-plan kitchen/dining room spans almost 20 feet, providing an excellent social space with ample room for family meals and entertaining guests. A separate home office offers the ideal environment for remote working, while a practical utility room and downstairs WC add everyday convenience.

Upstairs, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom. The remaining bedrooms offer flexibility for children, guests or additional workspace. A modern family bathroom serves the first floor, complemented by excellent built-in storage throughout.

Externally, the property benefits from an garage measuring approximately 19'7" x 10'2", providing secure parking, storage or potential for conversion (subject to the necessary consents). Positioned within a private road on a peaceful cul-de-sac, the home enjoys a safe and family-friendly environment with minimal passing traffic.

Located in the sought-after town of Cranbrook, residents enjoy excellent local amenities including schools, shops, cafés, parks and supermarkets, together with excellent transport links via Cranbrook railway station and easy access to Exeter and the M5.



what the owner loves most...

The quiet location while still being well connected with schools, amenities and great public transport links.



the floorplan...

**Approximate Gross Internal Area 1232 sq ft - 114 sq m
(Excluding Garage)**

Ground Floor Area 616 sq ft – 57 sq m

First Floor Area 616 sq ft – 57 sq m

Garage Area 199 sq ft – 18 sq m



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bear in mind...

The property is in a quiet cu-de-sac on a private road.



DESCRIPTION

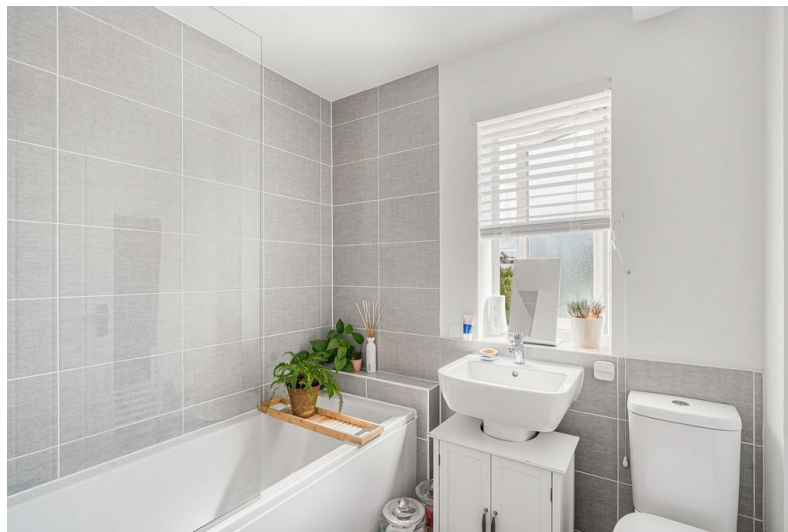
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