



## Semi-Detached FAMILY home

CHECK OUT this semi-detached family home with a modern kitchen/dining, bright and airy living room, Three Bedrooms, Bathroom, Cloakroom, Master En-Suite, Enclosed Rear Garden and Two Parking Spaces in Cranbrook. This property is close to local schools and the new town centre, with excellent road and rail links to the city of Exeter.

4 Higher Field Drive | Exeter | EX5 7HJ





PROPERTY TYPE

Semi-Detached House



SIZE

856 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

85B



COUNCIL TAX BAND

C



### in a nutshell...

- Three Bedrooms
- Modern Kitchen/Diner
- Bright and Airy Sitting Room
- Bathroom, Cloakroom and En-suite Shower Room
- South Facing, Landscaped Rear Garden
- Driveway Parking
- Close to New Town Centre
- Excellent travel links to Exeter
- Easy access to M5 & A30







## the details...

The front door opens into a welcoming entrance hallway, offering space to hang coats and store shoes, with stairs rising to the first floor. To your left, step into the spacious sitting room, bathed in natural light from a front-facing window and with a touch of character from paneled walls.

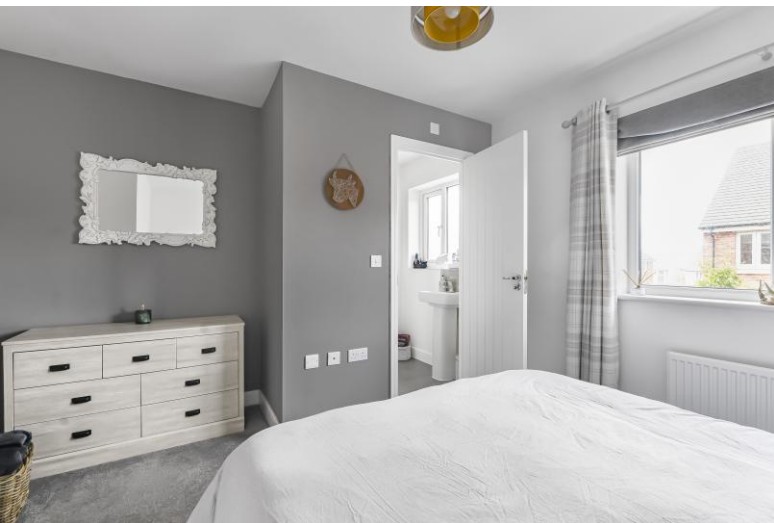
Continue through to the heart of the home: a stylish, modern kitchen. This beautifully appointed room features generous worktop space and a sleek range of fitted base and wall units, providing ample storage. Integrated appliances include an electric double oven, ceramic hob, fridge/freezer, dishwasher, and washing machine. With room for a dining table and French doors opening directly onto the garden, the kitchen offers a seamless blend of everyday comfort and entertaining potential.

Completing the ground floor in the cloakroom featuring a WC and wash basin.





Upstairs, the property offers three inviting bedrooms, including two well-proportioned doubles. The principal bedroom is a generous size, enhanced by elegant panelling and a contemporary en-suite shower room complete with a tiled shower enclosure, wash basin, WC, heated towel rail, and practical vinyl flooring. The two additional bedrooms are light and airy, both carpeted for comfort and enjoying peaceful views over the rear garden.



The final room on the first floor is the family bathroom, thoughtfully appointed with practical vinyl flooring, a tiled bath with shower over, WC, wash basin and heated towel rail.

Outside, the south facing, rear garden is beautifully landscaped featuring a large patio and steps that lead up to an area of lawn. Fully enclosed, it provides a safe and private space for both children and pets. A side gate leads to two convenient parking spaces.

Tenure - Freehold  
Council Tax Band C



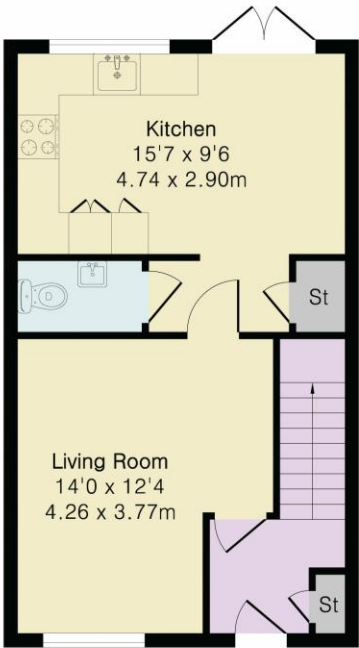




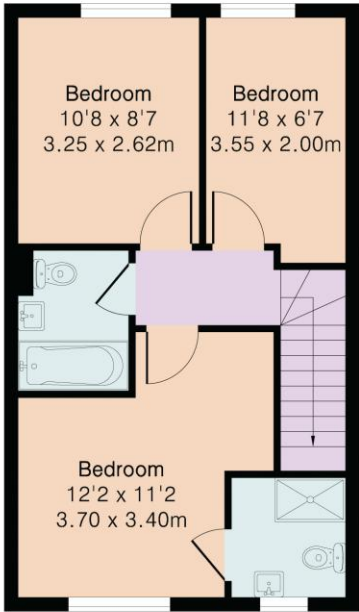
Approximate Gross Internal Area 856 sq ft - 80 sq m

Ground Floor Area 428 sq ft – 40 sq m

First Floor Area 428 sq ft – 40 sq m



Ground Floor



First Floor



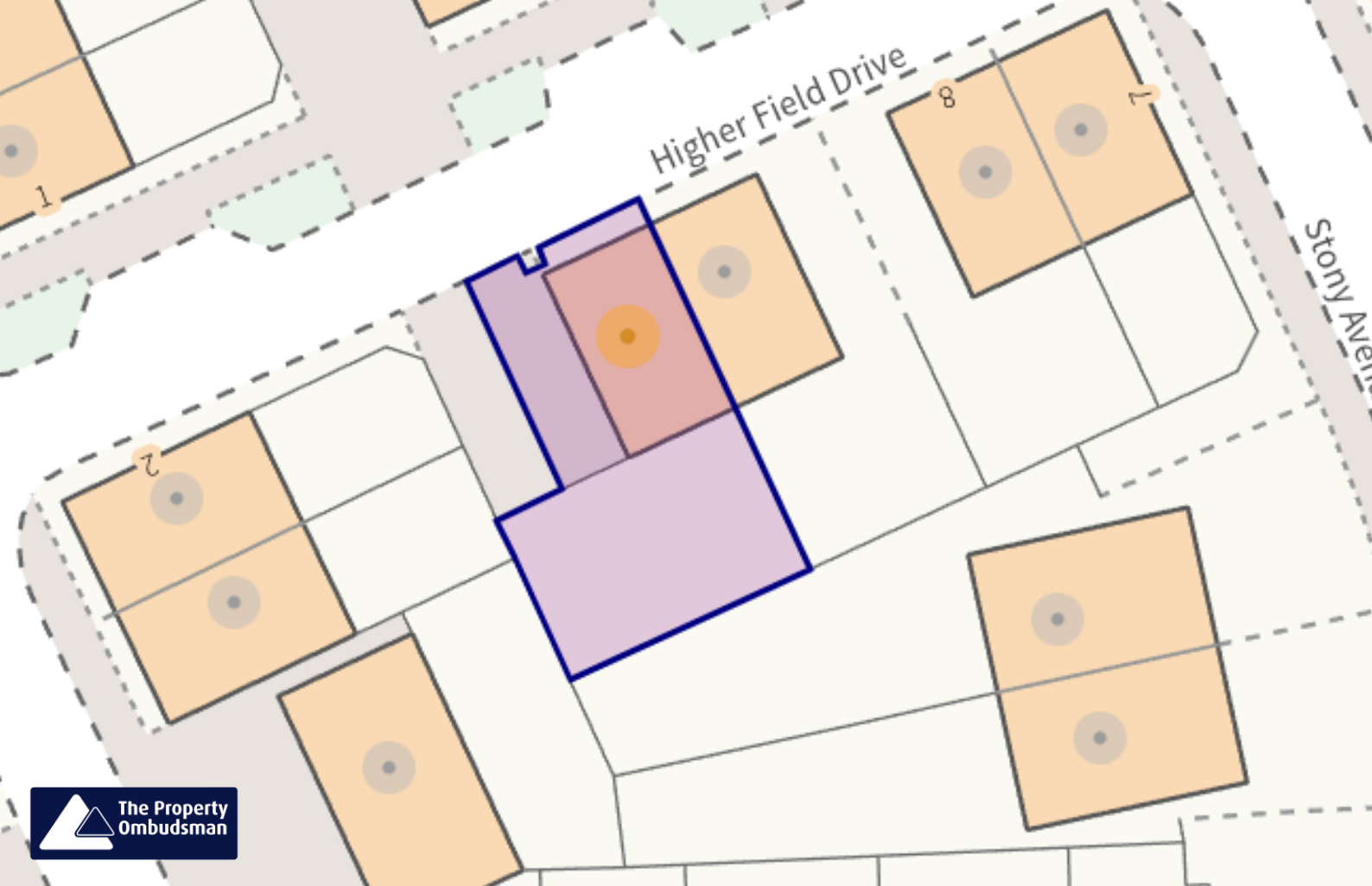
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