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31 Crabtree Close, Cranbrook, Devon, EX5 7GA



SOUTHGATE
ESTATES

Offers in excess of

£240,000





31 Crabtree Close, Cranbrook

A well-presented two bedroom end of terrace house located in the popular area of Cranbrook. The property benefits from an enclosed garden to the rear as well as off-road parking to the front, and a garage to the rear of the property. The internal accommodation briefly consists of an entrance hallway with access to the kitchen, lounge and downstairs cloakroom. Upstairs are two double bedrooms and the main bathroom.

Cranbrook itself offers a number of amenities on the doorstep, including various convenience stores, a selection of parks and walks, various primary and secondary schools, plus Cranbrook train station. The Jack in the Green Inn is also nearby, a popular gastropub with locally sourced food, as well as the Cranberry Farm pub. Cranbrook is well placed for access to both the A30 and M5 for commuting.

Ground Floor The front door opens to the inviting entrance hallway which offers stairs rising to the first floor and access into the kitchen, lounge and convenient downstairs cloakroom. The modern kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a double oven with an electric hob and extractor hood over, a fridge freezer, a washing machine and a dishwasher. There is also a cupboard housing the Meibes Heat Interface Unit, and a window faces the front aspect. The attractive lounge has the advantage of French doors opening directly out to the rear garden creating a lovely flow between the indoor and outdoor living spaces. Additionally, there is a large built-in cupboard under the stairs.

First Floor Stairs rise to the first floor landing which accommodates the two double bedrooms and the family bathroom. The master bedroom is positioned to the front of the property and benefits from two windows to the front aspect allowing ample natural light. There is also a built-in cupboard over the stairwell. Bedroom two is a further double bedroom featuring a window to the rear aspect with a pleasant outlook over the garden. Lastly, the bathroom comprises a bath with a mixer tap and shower head over, a pedestal wash basin with a mixer tap over, and a close-coupled WC.



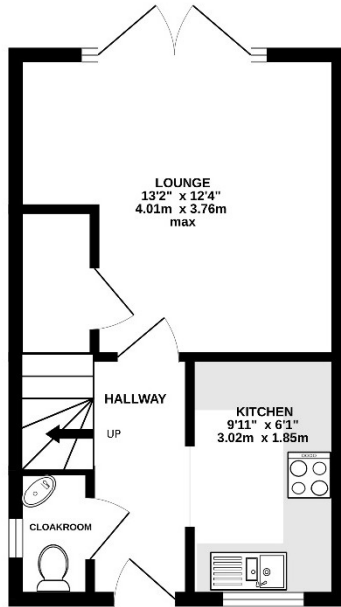
Garden, Garage & Parking Doors open out to the good-sized enclosed rear garden which enjoys a large patio area leading out from the lounge, providing a perfect space for outdoor seating and dining. A path leads to the end of the garden with a gravelled area to the side incorporating a raised planter with a variety of plants and shrubs. A gate opens to the rear leading out to the single garage with an up-and-over door. To the front of the property is a space allowing valuable off-road parking.

Property Information Tenure: Freehold. Council tax band: B.

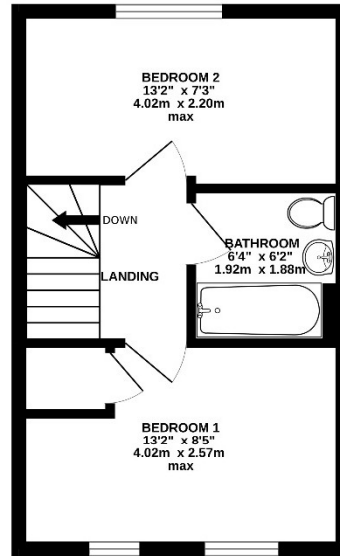
- *2 Bedrooms*
- *Enclosed Garden*
- *Well-Presented*
- *Garage & Parking*
- *End of Terrace House*
- *Popular Location*



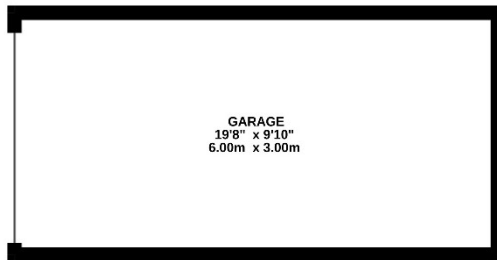
GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



GARAGE
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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