



Mowfield Lane, Cranbrook, EX5 7GZ

Guide Price £297,500

3 2 2



A spacious and beautifully presented three-bedroom end-terrace home, tucked away in a quiet and secluded position on the outskirts of Cranbrook.

Ideally situated just a short walk from the popular Country Park, the property also benefits from easy access to Cranbrook's excellent local amenities, mainline railway station, Exeter Airport, the M5 motorway, the stunning Devon coastline, and the Cathedral City of Exeter.

The property has been exceptionally well maintained by the current owners and offers stylish, modern accommodation finished to a high standard throughout.

The ground floor comprises an entrance lobby with a useful storage cupboard, a generous sitting room, a cloakroom/WC, and a large understairs storage cupboard. To the rear of the property is a particularly attractive and light-filled kitchen/dining room, fitted with a range of contemporary wall and base units complemented by quality work surfaces, an inset sink, and attractive tiled splashbacks.

A comprehensive range of integrated appliances includes a washing machine, dishwasher, fridge freezer, eye-level electric oven, and induction hob. The dining area comfortably accommodates a family-sized table and chairs, while French doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

On the first floor are three well-proportioned double bedrooms. The principal bedroom enjoys a pleasant front aspect, built-in wardrobes, and a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a contemporary white suite incorporating a bath with shower over.

Externally, the property benefits from a driveway to the side providing off-road parking for two vehicles. A small front garden and pathway lead to the entrance, while a gated side access connects to the rear garden.

The south-facing rear garden has been thoughtfully landscaped to maximise enjoyment of its sunny aspect. It features a large paved patio and a separate decked seating area with pergola, both ideal for outdoor dining and entertaining during the warmer months. A generous lawn is complemented by a variety of established plants and shrubs, together with practical additions including an external power point and water tap.

This superb home offers an excellent combination of space, style, and location, making it an ideal choice for families, professionals, or those seeking a well-connected yet peaceful setting.

VIEWING By prior appointment with Redfern's 01404 814306

SERVICES We understand all mains services are connected except gas. (community heating system)

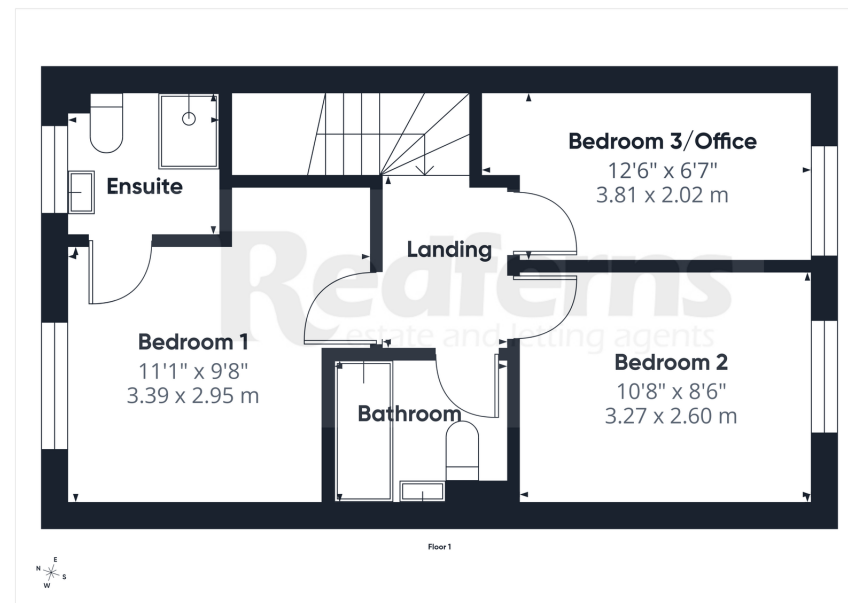
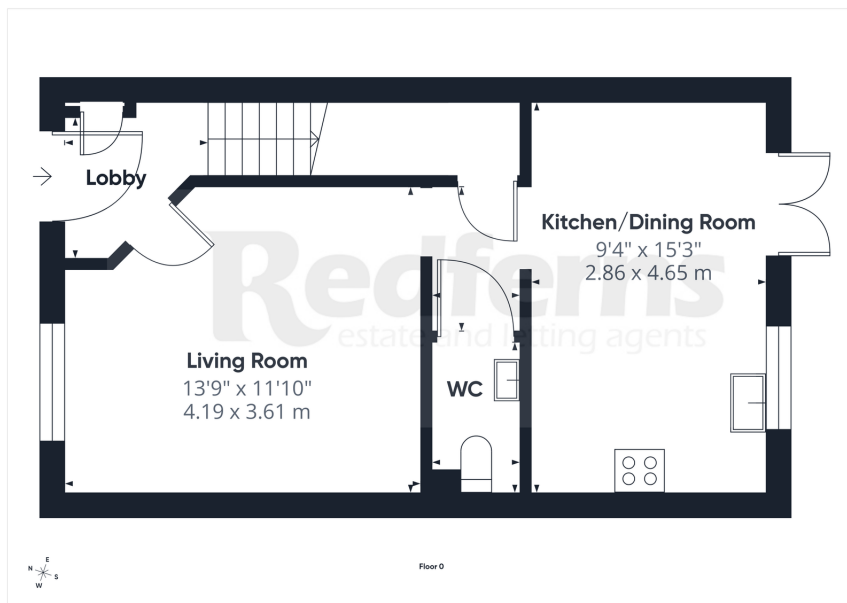
OUTGOINGS Council Tax Band C (as per Gov.UK Website at the date of first listing)

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- A superbly presented semi detached house
- Entrance lobby, Sitting room, ground floor cloakroom w.c
- Dining area providing space for good sized dining table
- Additional family bathroom
- Large wonderfully landscaped and southerly facing rear garden
- Located in a favourable position within Cranbrook
- Well appointed Kitchen/ dining room
- Three spacious bedrooms
- Driveway providing parking for two vehicles



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