



Detached Family Home

4 Bedroom detached property on the outskirts of Rockbeare and Cranbrook. This property benefits from 4 generous bedrooms, separate dining room, living room, annexe building and parking for multiple vehicles. With local links to the Morrisons, Country Park and a short distance from the M5 and A30

London Road | Exeter | EX5 2DZ





PROPERTY TYPE

Detached House



SIZE

1782 SQFT



EXTRA FEATURE

Annexe



AGE

1900's



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

LPG Gas/Air Source Heat Pump



PARKING

Off Road Parking, Carport



OUTSIDE SPACE

Garden



EPC RATING

24 F



COUNCIL TAX BAND

E



in a nutshell...

- 4 Bedrooms
- Ample Parking
- Sizeable Garden
- Solar Panels & 8KW Battery Storage System
- Nuaire Positive Ventilation System
- Annexe
- Wood Burning Fire
- Links to A30 and M5
- Local Town Centre & Supermarket
- Convenient Location





the details...

Welcome to the market this beautifully presented four-bedroom detached family home.

Upon entering the property, you are welcomed into a practical boot room, offering space for coats and shoes, before leading into a tiled hallway and through to the dining room. The dining room provides ample space for family dining and entertaining.

Adjacent to this is the kitchen, which is tiled throughout and fitted with a range of units offering excellent storage and worktop space. The kitchen features an eye-level oven, along with space for a washing machine and fridge freezer, and benefits from a door providing direct access to the garden. From the dining room, you can access the living room, which features a traditional wood-burning fireplace, exposed ceiling beams, and carpeting throughout. This creates a warm, cosy and inviting space, ideal for relaxing. Also located on the ground floor is a tastefully decorated 'Jack and Jill' bathroom, comprising a bath with overhead shower, toilet and hand basin. This bathroom also provides internal access to the annexe.

The annexe is flooded with natural light and offers its own kitchen and dining space, making it ideal for multi-generational living or independent accommodation. The kitchen is well-equipped with an eye-level double oven and space for a fridge freezer and washing machine. There is also ample room for both dining and lounge areas, creating a versatile and self-contained living space.



what the owner loves most...

The outdoor space is very versatile and has been a lovely relaxing space for the whole family.

The design of our home has also enabled us to offer multi-generational living to our family.



the floorplan...

Approximate Gross Internal Area 1782 sq ft - 165 sq m

Ground Floor Area 1047 sq ft – 97 sq m

First Floor Area 735 sq ft – 68 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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Bear in mind...

This property contains 2 fully working kitchens.



The first floor offers well-proportioned and thoughtfully arranged accommodation throughout. All four bedrooms are generous doubles, providing ample space for freestanding furniture without compromising comfort. Each room benefits from an airy feel, making them ideal for both relaxation and everyday living. The family bathroom on this floor is contemporary in design and includes a shower, toilet and hand basin.

Externally, the property offers ample parking to the front, with a driveway leading through double gates to additional parking for one to two vehicles. The garden is arranged over multiple levels, featuring a seating area, pond and barbecue space on the lower level, with a lawn set on a raised terrace.

Further benefits include solar panels with an 8KW battery storage system, an air source heat pump, Nuair Positive Ventilation System and LPG heating.





Need a more complete picture? Get in touch with your local branch...

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