



£335,000

Crabtree Close Cranbrook Exeter EX5 7GA

Detached House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- 3 bedroom detached house
- Garage/driveway
- Kitchen/Diner
- Lounge
- Downstairs cloakroom
- Family Bathroom
- Master bedroom en-suite
- Large rear garden
- Freehold
- Council Tax D

Main Particulars

This beautiful family detached house located in the new-town of Cranbrook is ready to move into. The property has three double bedrooms, master en-suite. The property has community central heating and is light, spacious and has a modern family generous sized kitchen/dining area. The rear garden is fully enclosed and perfect for families. There is a driveway with parking for two cars and a garage with electric. The property is only a ten minute walk from the train station and the Cranbrook Education Campus is only a quarter of a mile from the property. The Young Hayes Centre is also nearby.

Approach to the front door there are gravel borders either side and paving leading to the front composite door with obscure glass panels.

Entrance Hall - Spacious hallway with staircase to first floor, radiator, smoke alarm, heat control, Amtico dark wood effect flooring, storage cupboard.

Downstairs cloakroom - Low level WC pedestal, wash hand basin, radiator, Amtico dark wood effect flooring.

Living Room - A light and spacious room, two radiators, UPVC double glazed window to front aspect, TV aerial point, UPVC french doors leading to the rear garden, Amtico dark wood effect flooring.

Kitchen/Diner - The kitchen area has a range of shaker style base cupboards, drawers and matching wall units in a sage green colour, there is an integrated washing machine, dishwasher and fridge freezer. There is an integrated fan-oven with an induction hob and extraction hood. There is a spacious area for a dining table, there are two radiators, dual aspect UPVC windows to the front and rear and Amtico dark wood effect flooring.

First Floor Landing doors leading to.....

Bedroom Three - Double bedroom, UPVC Window to the rear aspect, radiator and light grey carpet.

Bedroom Two - Double bedroom, UPVC Window to the front aspect, radiator and light grey carpet.

Family Bathroom - White suite comprising of a white panel bath, a pedestal basin, a WC, a radiator, dark grey vinyl flooring UPVC obscure window to front aspect.

Bedroom One UPVC window to the front aspect, radiator, TV aerial. phone socket, light grey carpet.

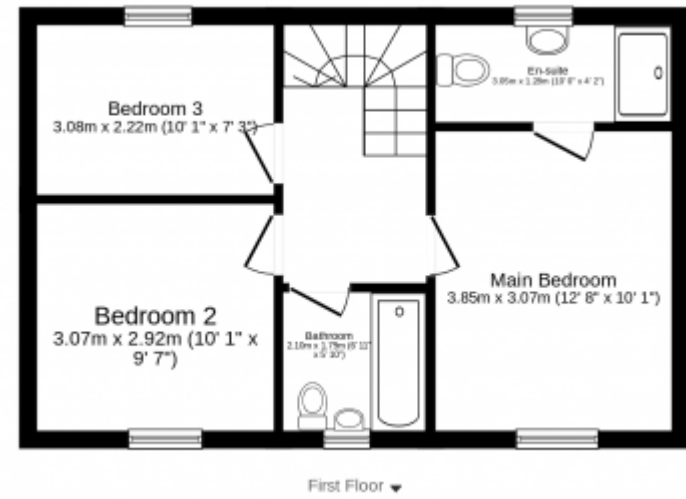
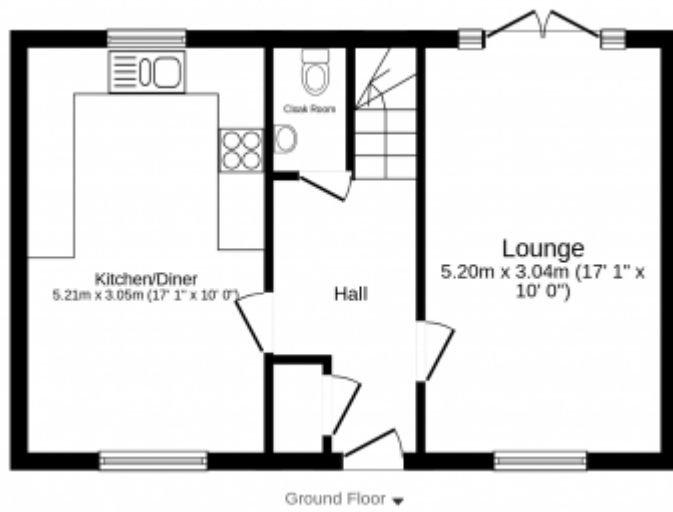
En-suite - A good size shower room containing a double shower fully tiled, a pedestal wash basin and low level WC, radiator and obscure window to the rear aspect and dark grey vinyl flooring.

Rear Garden The garden is low maintenance and fully enclosed making it safe for both children and pets. Mainly laid to artificial lawn and a very large patio area and two large gravel areas making a great outside space for entertaining, off the patio there is a side door leading into the garage and a side gate which leads to a long driveway with parking for two cars and access to the garage via the up and over door the garage also has electricity.

Council Tax Band: D

Property Tenure: Freehold





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY

Score	Energy rating	Current	Potential
92+	A		94 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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