



£320,000

Luccombe Oak, Cranbrook, Exeter

Detached House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Generous detached family home
- Bright & Spacious Dual Aspect Living Room
- Open Plan Living/Dining Room
- Three Bedrooms
- Large bedroom 1 with en suite
- Separate Utility Room
- Convenient Downstairs WC
- Single Garage and Driveway

## Property Description

\*DETACHED \* THREE BEDROOMS (MASTER WITH EN SUITE) \* OPEN PLAN KITCHEN/DINING ROOM \* UTILITY ROOM \* CLOAKROOM \* FRONT & REAR GARDEN \* GARAGE & DRIVEWAY FOR OFF ROAD PARKING \*

## Main Particulars

If you want another view on life from your family home, this lovely detached property delivers just that. A family living space, with three bedrooms, two bathrooms, a kitchen/dining room, utility and downstairs cloakroom and a living room with French doors to make sure that the garden is a great space to enjoy too.

Located in the growing town of Cranbrook. Only a short distance from the new Town Centre and Supermarket, local pub, primary and secondary schools, public transport & Country Park. Easy access to M5, Exeter City Centre and Exeter Airport with a local train station to London and Exeter.

Council Tax Band: D

Tenure: Freehold

### Access

Off the tarmac path there is a driveway to the back of the house with a single garage and driveway for off road parking and doorway entering into the utility room. Bordered front garden with shrubs, bushes, solar lights and a gate leading into the back garden.

The front door has a glass canopy over Through the front door into...

### Hall

Grey carpet flooring, radiator, circuit box, smoke alarm and doors to...

### Kitchen/Diner

Spacious kitchen/diner with triple aspect windows - one to the front and two to the side of the house. There are two radiators, a door to an under stair storage

cupboard, plenty of room for a dining room table, vinyl flooring, white shaker style base eye level and drawer units with dark wood work surface over. Built-in electric cooker and hob with stainless steel cooker hood over. A stainless bowl and a half sink with mixer taps and drainer. Room for a dishwasher and fridge freezer. There is a further door which opens into...

### **Utility**

Again wood effect vinyl flooring, radiator, uPVC door to the driveway and garage, room for a washing machine, tumble dryer, and white shaker style cupboard with dark wood work surface over and district heating boiler. There is a further door to...

### **Cloakroom**

Vinyl wood effect flooring, low level W.C, wall hung basin with tile splashback, radiator and extractor fan.

### **Lounge**

uPVC window to the front, radiator, grey carpet flooring, uPVC French doors opening onto the rear patio and garden.

### **Landing**

Grey carpeted stairs and landing, storage cupboard, radiator, uPVC window to the rear aspect, loft hatch, smoke alarm and doors to...

### **Master Bedroom**

Dual aspect uPVC windows - one to the rear and one to the front aspect, two radiators, extremely large room with dressing area and door to...

### **En-suite**

uPVC window to the front aspect, radiator, vinyl tile effect flooring, low level W.C, wall hung basin with vanity unit under, tile splash back, fully enclosed double shower fully tiled floor to ceiling and extractor fan.

**Bedroom 2**

This large double room has dual aspect uPVC windows - one to the side and one to the front, radiator, carpet flooring.

**Bedroom 3**

Carpet flooring, radiator, and uPVC window to the side aspect.

**Bathroom**

Vinyl tiled effect wood flooring, low level W.C, pedestal basin, white bath with side panel, extractor fan, uPVC window to the front aspect and radiator.

**Rear Garden**

Rear garden is fully enclosed with a mixture of brick wall, fence, shrubs and trees. Mainly laid to lawn with a large patio area, a side gate giving you access to the front of the property. There is also a decked area with artificial grass with shed on top. There is also an outside tap.





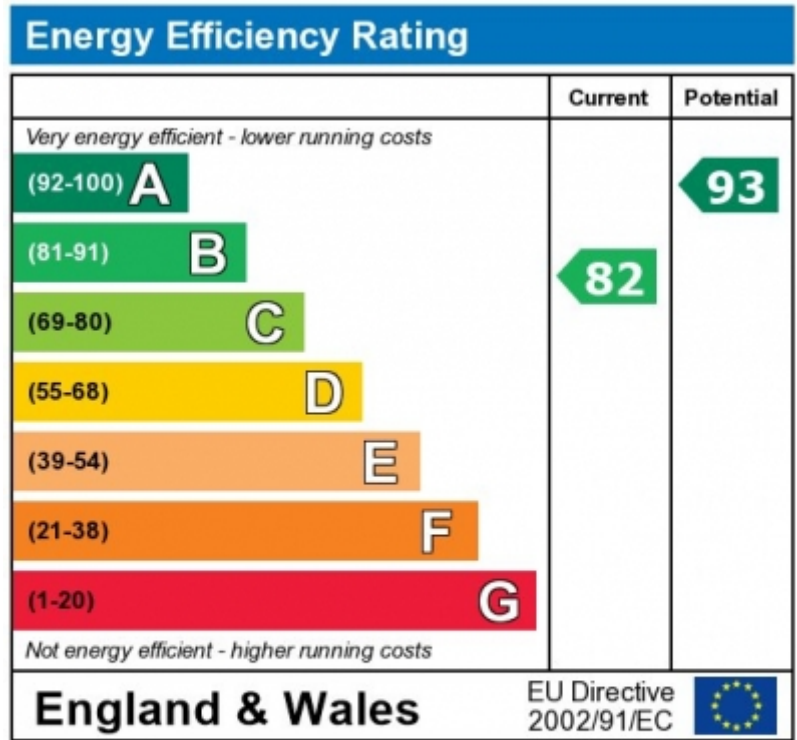


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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