



£270,000 Guide Price

Cedar Close, Cranbrook, Exeter

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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# Step Inside

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## Key Features

- No Onward Chain
- Located In A Quiet No Through Road
- Semi Detached
- Three Bedrooms
- Master Bedroom with En-suite
- Kitchen Dining Room
- Living Room
- Convenient Downstairs WC
- Driveway for two cars
- Large low maintenance enclosed garden

## Property Description

\* GUIDE PRICE £270,000. - £280,000 \* NO ONWARD CHAIN \* SEMI-DETACHED \* THREE BEDROOMS \* GROUND FLOOR CLOAKROOM \* KITCHEN/DINER \* LIVING ROOM \* MASTER BEDROOM WITH EN-SUITE \* LOW MAINTENANCE FULLY ENCLOSED GARDEN \* DRIVEWAY WITH PARKING FOR TWO CARS \* DISTRICT HEATING \*

## Main Particulars

A well presented modern semi-detached family home with three bedrooms, master bedroom with en-suite. The property benefits from a kitchen/diner with French doors leading out to the level, low maintenance, fully enclosed rear garden and driveway with parking for two vehicles. This lovely property is also located in a quiet, no-through cul-de-sac.

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: C

Tenure: Freehold

### Access

A tarmac path leads to the entrance, the front garden has an area of artificial grass with seating to the left hand side and beyond this is a tarmac driveway with parking for two cars. To the right hand side is a graveled area, in the middle is a slabbed pathway to the front door leading...

### Hall

The entrance hall has wooden effect flooring, a radiator, smoke alarm and fuse box.

Carpeted staircase rising to the first floor...

### Cloakroom

A convenient ground-floor cloakroom which has a matching suite consisting of a low level W.C., free standing corner basin with taps and tiled splash back, radiator and uPVC window to front aspect.

## **Living Room**

A spacious living room with grey carpet flooring throughout and is filled with light from a wide uPVC window to the front aspect. Under stairs cupboard providing storage. Radiator, TV point, aerial point and door leading to the kitchen.

## **Kitchen/diner**

The kitchen has a wooden floor, plenty of light from a uPVC window and French doors to the rear garden. A range of white base cupboards, drawers and matching wall units with a wood effect worktop over. Stainless-steel sink with splashback, drainer and mixer tap. Plumbing for a washing machine and floor space for an upright fridge/freezer. It has a built in electric fan-oven with a ceramic hob and stainless- steel extraction hood. The heat exchanger for the community heating and hot water is hidden within a matching wall cabinet.

To the other end of the kitchen is a lovely dining area with room for a decent size table and chairs and a radiator. French doors leading to the rear fully enclosed garden.

## **FIRST FLOOR:**

### **Landing**

Comprises of an airing cupboard with slatted shelving for linen, a hatch in the landing ceiling provides access to the loft space with a convenient ladder. Smoke alarm.

### **Master Bedroom**

A good-sized double with carpet underfoot. uPVC window to the front aspect. Radiator, TV Aerial and built in cupboard for storage. Door leading to...

### **En-suite**

Fully tiled shower cubicle and matching white suite with low level W.C., a pedestal wash basin. Radiator, vinyl flooring and window to the front aspect.

### **Bedroom 2**

Double bedroom with uPVC window to the rear aspect, radiator and grey carpet.

**Bedroom 3**

Single room with radiator and grey carpet and uPVC window to the rear aspect.

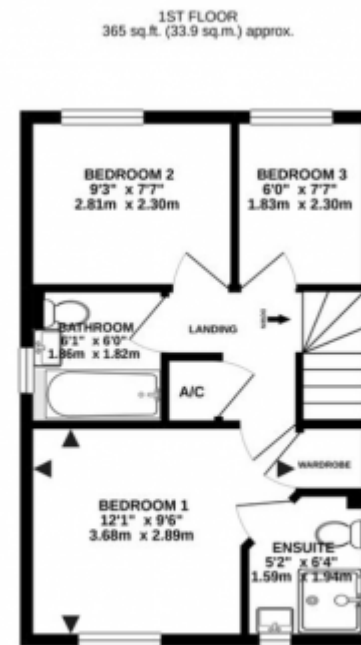
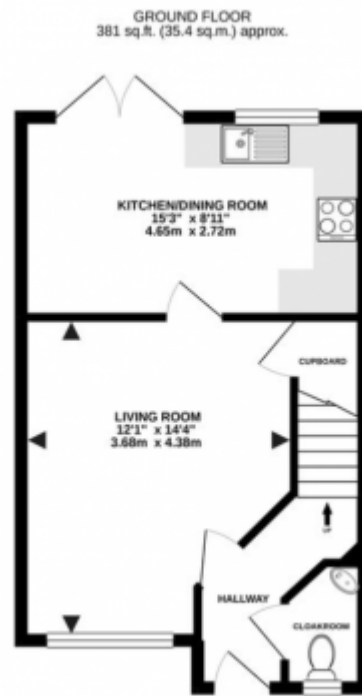
**Bathroom**

White suite comprising of a bath, a pedestal basin, W.C. Radiator and extractor fan. Wood effect vinyl flooring. uPVC window to side aspect.

**Rear Garden**

Level and low maintenance garden and fully enclosed making it safe for both children and pets. A terrace of timber decking to the right of the French door, an ideal space for a hot tub. Laid with an artificial lawn making a fabulous outside space for entertaining guests. There is a slabbed patio area in front of you as you step out through the French doors then a gate to the side which leads to the driveway. It is a good size garden with electric socket, outside tap, outside lights, ample room for a shed, and gets plenty of sunshine throughout the day.

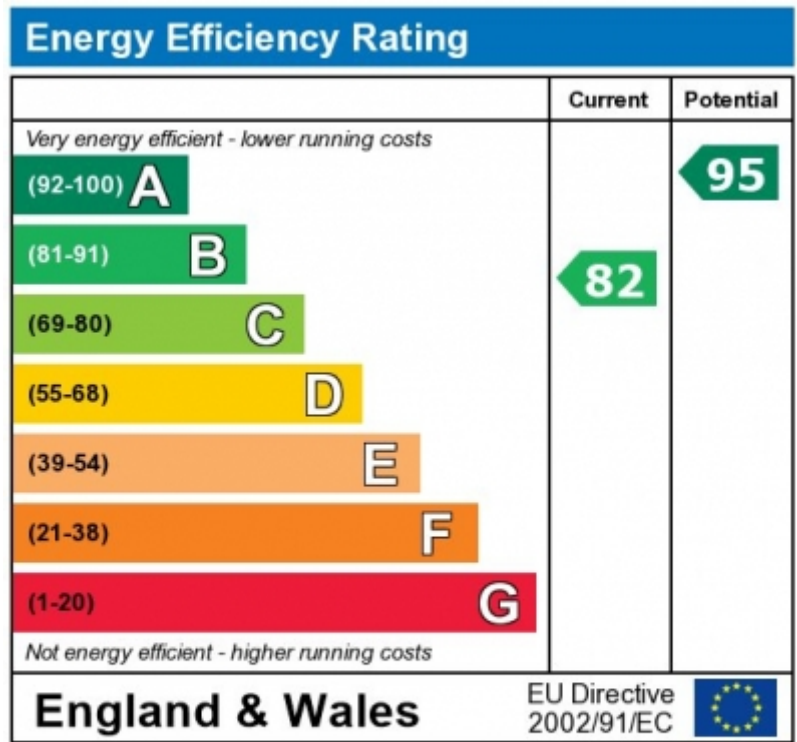




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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 © 2025 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY





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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