



£379,995 Guide Price

Barn Orchard, Cranbrook, Exeter

Detached House | 4 Bedrooms | 3 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Detached Family Home
- Four Bedrooms
- Master Bedroom with En-suite
- Modern Kitchen / Diner
- Light & airy living room with patio doors to rear garden
- Utility Room
- Cloakroom
- Garage & Off Road Parking
- Close to local shops, schools & amenities
- Good road links to M5 & A30

Property Description

*DETACHED FAMILY HOME *MODERN KITCHEN/DINER & UTILITY ROOM * LIGHT & AIRY LIVING ROOM WITH LARGE SLIDING PATIO DOORS TO GARDEN * FOUR BEDROOMS * DOWNSTAIRS CLOAKROOM * MASTER EN-SUITE * FAMILY BATHROOM * GARAGE & DRIVEWAY FOR OFF ROAD PARKING * CLOSE TO TRAIN STATION, SHOPS, SCHOOLS & AMENITIES *

Main Particulars

A spacious, modern, detached family home with four bedrooms, master en-suite, a garage, off road parking, and enclosed gardens. Conveniently located close to the shops and amenities in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside, this modern double-fronted property is well-presented with light and neutral décor throughout and feels warm with community district central heating and double-glazing.

Council Tax Band: E

Access

To the property off the public pathway is a low decorative wooden fence surrounding the front garden. Through the wooden garden gate there is a path way and either side of the pathway is mainly laid to lawn. There are shrubs which border the garden and lovely mature trees in the centre of the lawn. Continue down the pathway and in through the partial glazed composite door, into the hallway.

Hall

Inside the property, throughout the ground floor, has been fitted with Amtico wood effect flooring. The hallway is very spacious with stairs to the first floor landing, understairs shoe storage, smoke alarm, radiator, large storage cupboard, heating controls on the wall and doors to...

Cloakroom

Modern white suite, low level w/c , pedestal hand wash basin, tiled walls halfway around, extractor fan, circuit box, wall mounted radiator.

Kitchen/Diner

A spacious modern kitchen/diner. In the dining area there are dual aspect uPVC windows, one to the front and one to side providing lots of natural light. In the kitchen, there are eye level base and drawer units in high grey gloss with light marble effect worktop over, built-in electric oven and hob with cooker hood. Another uPVC window to the rear aspect and in front of the window is a stainless steel bowl and half sink and drainer with mixer taps, built-in dishwasher and built-in fridge freezer. Radiator and TV point.

Utility

Off the kitchen and into the lovely utility area with a built-in washing machine, grey high gloss storage cupboard which houses the district heating boiler. Further grey high gloss base units with light marble effect work surface. Wall mounted radiator and uPVC door to the rear garden.

Living Room

A beautiful and generous size living room with uPVC window to the front aspect and extra large sliding patio doors to the rear garden. Radiator and TV point.

Landing

Up the carpeted stairs, to the lovely first floor spacious wrap-around landing with airing / storage cupboard, smoke alarm, loft hatch and doors to ...

Master Bedroom

A lovely size room with uPVC window to rear aspect and garden view. Light carpet flooring, wall mounted radiator, TV point and door into master en-suite.

En-suite

Double shower fully tiled cubicle. Pedestal hand wash basin, low level white w/c, chrome heated towel rail and extractor fan. Dark grey vinyl flooring and uPVC window to rear aspect.

Bedroom 2

A double room uPVC window to rear aspect. Light coloured carpet and radiator.

Bedroom 3

A good size room with dual aspect uPVC windows to the side and front aspects. Light coloured carpet, radiator and TV point.

Bedroom 4

Currently used as an office. Light coloured carpet, wall mounted radiator and TV point. uPVC window to the front aspect.

Bathroom

Modern white suite, bath with white paneled sides, glass shower screen, shower, low level toilet, pedestal hand wash basin. uPVC window to the front aspect. Chrome heated towel radiator and wood effect vinyl flooring.

Outside

The rear garden is a generous in size and fully enclosed making it safe for both children and pets. West-facing, it enjoys long hours of summer sunshine. Mainly laid to lawn, mature beds of plants, shrubs and ornamental trees. A patio beneath a pergola ideal for a hot tub and a second paved patio beneath a retractable awning with lighting that provides some welcome shade, making a great venue for entertaining, be it alfresco dining or a barbecue. A pathway with a few steps up takes you to the utility room. There is an outside tap and electric lights. Also in the garden alongside the house is a covered-in lean to for storage and water butt.

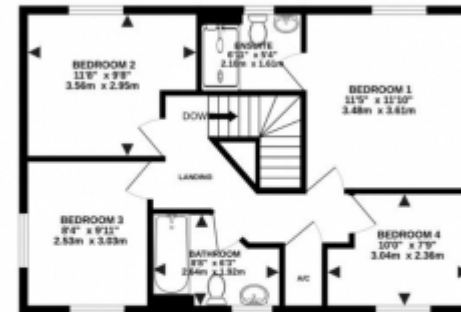
A garden gate at the back of the property provides alternative access to the property. Through the back gate there is a garage with an up and over door, electric sockets and driveway for one car. Further around the side of the property is another graveled area which is an allocated for parking.



GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



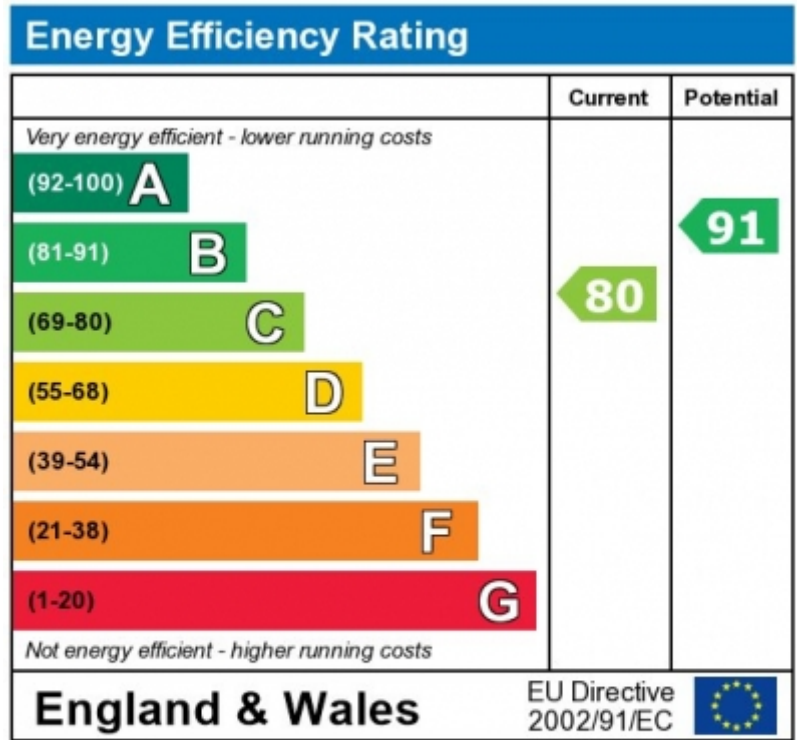
TOTAL FLOOR AREA: 1190 sq.ft. (110.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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