



£285,000

Luccombe Oak, Cranbrook

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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Step Inside

Key Features

- Modern Semi Detached Family Home
- 3 Great Sized Bedrooms (1 with Ensuite)
- Open Plan Kitchen / Dining Room
- Separate Living Room
- Convenient Downstairs WC
- Integral Garage and Off Road Parking
- Well Presented Throughout
- Great Transport Links
- Close Proximity to the Country Park
- Close To Schools And Amenities

Property Description

A spacious, well-presented three-bedroom semi-detached family home located in a quiet position in the popular town of Cranbrook. The property enjoys convenient access to major transport links, including Cranbrook Train Station offering a regular service into Exeter.

Main Particulars

Inside, the property is beautifully presented with light and neutral decor, feeling warm and welcoming with community district central heating and double-glazing throughout. A lovely family living space, enjoying a great kitchen/dining room with French doors providing naturally flowing light leading out to the rear garden. A light and airy living room and also a convenient downstairs cloakroom.

Leading up the staircase, to the first floor, there are three good-sized bedrooms, two doubles and a further single, with an ensuite shower room to the master bedroom. Off the landing, there is a useful linen/storage cupboard and a family bathroom, fitted with a modern white suite.

Outside, the nice sized manageable rear garden is fully enclosed making it safe for children and pets. With a level lawn area and large patio terrace, making this a great space for entertaining, be it alfresco dining or a family barbecue. A side gate provides alternative access to the front of the property.

The integral single garage has lights and power, with a tarmac driveway in front with space for one car, with additional parking on-road if required.

The new town of Cranbrook is a popular residential area with easy access to public transport and major transport links including the M5, A30, Exeter International Airport, Sowton Industrial Estate, the Met Office and Cranbrook train station which has a direct train to Exeter and London Waterloo. The property is conveniently located to the Cranbrook Education Campus, Cranberry Farm Public House, the Country Park and new supermarket.

Council Tax Band: D

Tenure: Freehold

Access

Off the public footpath, to the left-hand side is a driveway with parking for one vehicle and integral garage. To the right-hand side of the pathway, there is the front garden with a grassed area, shrubs and flowers and side access (which belongs to the property) to the rear garden. Up the pathway, to the composite white front door, into...

Entrance Hall

In the front door there is a small hallway with wall mounted radiator, electric circuit box, wood effect flooring and hooks for coats and a door to...

Living Room

Lovely modern living room with uPVC window to the front aspect, wall mounted radiator, television aerial point, light coloured carpet flooring. Door to a further small hallway with stairway, wall mounted radiator, light coloured carpet flooring, smoke alarm, and door to...

Cloakroom

Matching white wall mounted hand basin with tiled splashback and low level W.C. Wood effect vinyl flooring, extractor fan and modern fittings.

Kitchen / Dining Room

A modern fitted kitchen with a range of white eye level and base units with stainless steel handles and black granite effect worktop over. Inset stainless steel bowl and half sink with mixer tap and single drainer. Fitted electric oven, electric four ring hob and stainless steel extractor hood over. Space for washing machine, dishwasher and upright fridge/freezer. Wood effect vinyl flooring. In the dining area, there is plenty of space for a dining table for entertaining. Wall mounted radiator. uPVC window to rear aspect and uPVC double glazed French doors providing access and outlook to the rear garden.

First Floor Landing

Smoke alarm, light coloured carpet, storage cupboard with slatted shelving and wall mounted radiator and doors to...

Master Bedroom

Double aspect uPVC windows to the front, wall mounted radiator and space for a wardrobe. Doorway leading into...

En-suite Shower Room

A modern matching white suite comprising double fully tiled shower enclosure with fitted mains shower unit. Pedestal hand wash basin with vanity unit beneath. Low level W.C. Wall mounted radiator and extractor fan. Wood effect vinyl flooring. Obscure uPVC double glazed window to front aspect.

Bedroom 2

Spacious room, light coloured carpet flooring, plenty of room for a wardrobe and a double bed. Wall mounted radiator and loft hatch (which has a loft ladder and the loft is 80% boarded). uPVC window to the rear aspect.

Bedroom 3

Good sized bedroom which would fit a double bed. Wall mounted radiator and light coloured carpet flooring. uPVC window to the rear aspect.

Bathroom

Modern matching white suite with low level W.C, pedestal wash basin with vanity unit beneath, white paneled bath with fully tiled surround and electric shower over. Wall mounted radiator, extractor fan and vinyl wood effect flooring. Obscure uPVC window to the side aspect.

Rear Garden

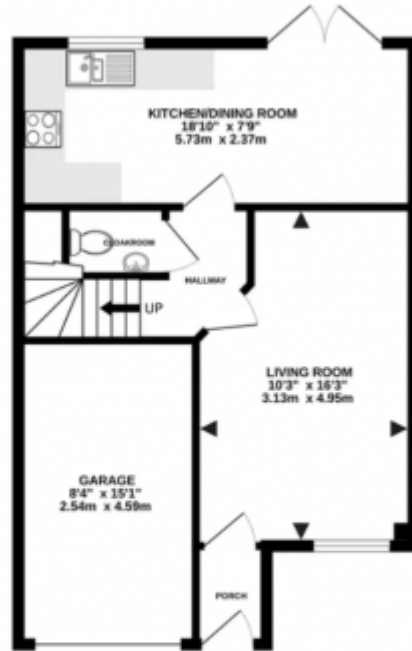
Fully fenced enclosed rear garden, mainly laid to grass lawn. A large patio area. Side gate access to the front of the property. Planters with shrubs and flowers. Outside tap and outside lighting.

Garage

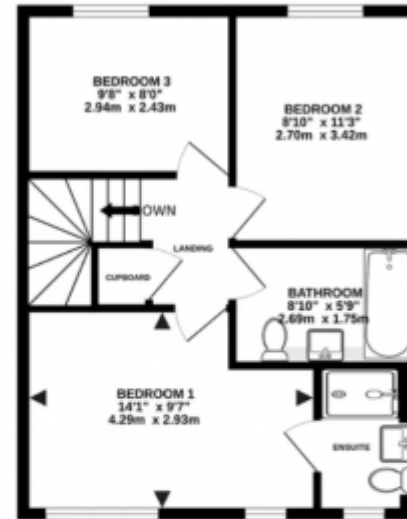
Driveway to the front of a single integral garage with an up-and-over door with electric and lighting.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

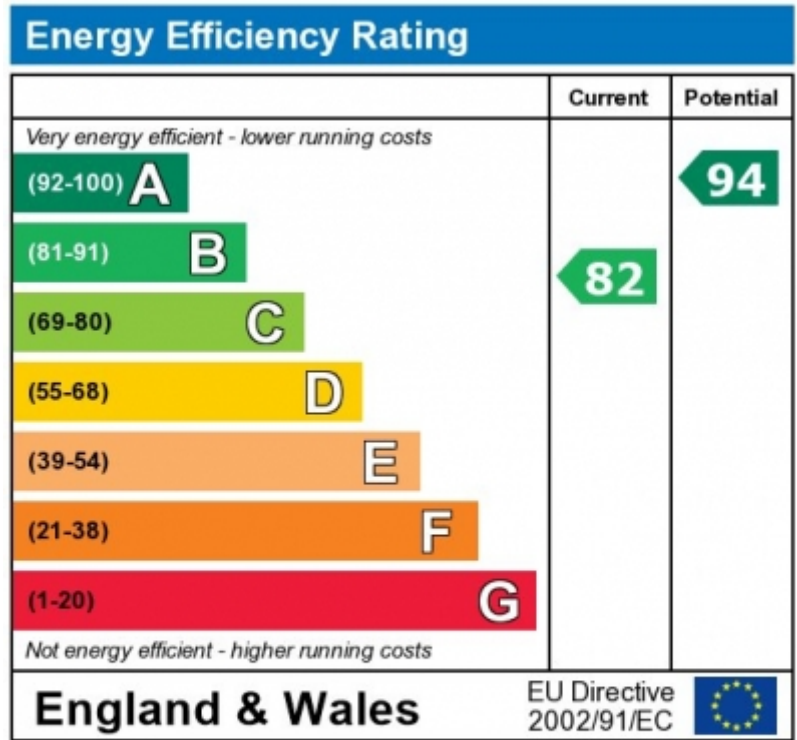


TOTAL FLOOR AREA: 991 sq.ft. (92.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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