



A detached three bedroom family home located in Cranbrook with a low maintenance rear garden, garage and off road parking.

48 Post Coach Way | Cranbrook | EX5 7BS





PROPERTY TYPE
Detached house



SIZE
1,079 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
District heating system



PARKING
Garage and off road parking



OUTSIDE SPACE
Rear garden



EPC RATING
81 (B)



COUNCIL TAX BAND
D



in a nutshell...

- Countryside views
- L shaped living room
- Modern kitchen/diner
- Community central heating
- Master bedroom ensuite
- Split level rear garden
- Garage and off road parking
- Close to amenities and commuting links



the details...

A fabulous modern detached family home with three bedrooms, master en suite, a garage, parking and an enclosed rear garden with countryside views in the town of Cranbrook with excellent road and rail links to the city of Exeter.

A paved path leads to the entrance sheltered beneath a storm porch, beside a garden at the front and side with neat lawns, low hedges and beds well-stocked with shrubs and flowers. Inside, it is beautifully presented with light and neutral decor throughout giving a modern feel and is warm and welcoming with community central heating and double glazing.

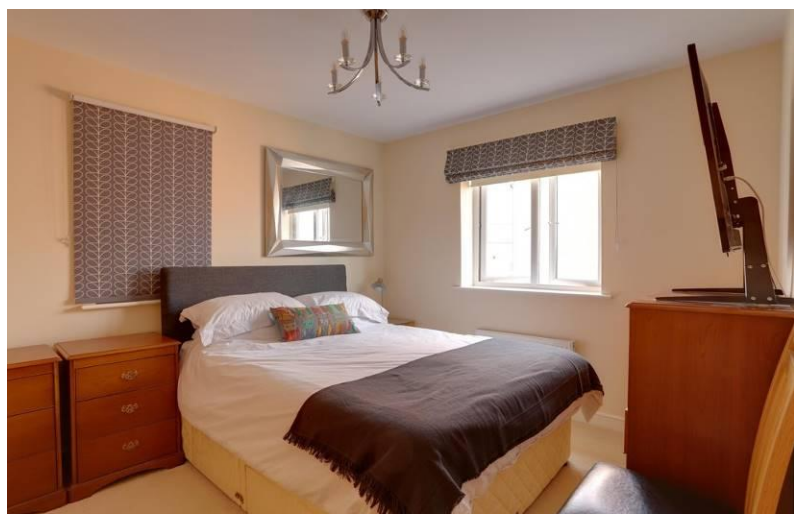
The entrance hallway has a beautiful, tiled floor, a carpeted staircase rising to the first floor and a ground floor cloakroom which has stylish papered walls, containing a WC and a corner basin.

A door leads into an L-shaped living room which has carpet underfoot and plenty of light from dual-aspect windows and French doors to the rear garden. It has a stylish papered feature wall with a modern flame-effect electric heater making a nice feature and focal point for the room.

The kitchen/dining room has a tiled floor and is filled with light from triple-aspect windows and a countryside view to the front. The kitchen area is modern with plenty of granite-effect worktops on four sides with tiled splashbacks, and a range of wood-effect fitted base, drawer and wall units providing ample cupboard space. There is a composite sink with a mixer tap beneath the window, a built-in double-oven with a ceramic hob and extractor hood above, and a comprehensive range of integrated appliances comprising a fridge/freezer, dishwasher and a washing machine. The heat exchanger for the community central heating and hot water system is hidden within a matching wall cabinet. The dining area has a large under-stairs cupboard, and plenty of space for dining table and seating for six places, ideal for any occasion.

Upstairs, the master bedroom is a light and airy double with dual-aspect windows. It has a triple fitted wardrobe and an ensuite shower room which has a wood-effect laminate floor and a modern white suite comprising a shower, a pedestal basin, a WC and a chrome heated towel rail with matching tiling above the shower and basin. There is also a medicine cabinet with a mirror door and feature lighting. There are two further bedrooms, a double with dual-aspect windows and a single with a papered feature wall and views over the countryside opposite. A family bathroom is identical in style to the ensuite, containing a bath with a shower over, a pedestal basin and a WC, and the landing has a built-in cupboard and a hatch in the ceiling providing access to the loft space.

Outside, the rear garden is a good size, split-level and fully enclosed making it safe for both children and pets. There is an extensive terrace of paving bordered by herbaceous borders, making a wonderful, private outside space for entertaining, be it alfresco dining, a barbecue or sharing drinks with friends and family. Steps, with wrought-iron handrail lead down to an area of gravel with beds of shrubs and plants, and a paved path leads to a timber shed, with lights and power, beside a small, paved patio and beds for growing your own vegetables. There is an outside tap and a water butt harvesting rainwater. A door leads into the side of the attached garage which has lights and power, storage space above and an up and over door to the driveway where there is parking for one car. Additional parking is available on-road if required.



the floorplan...



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 sq.m.) approx.

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the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just 10 minutes walk away connecting to the city centre. There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school.

Shopping

Late night pint of milk: Co op 0.5 mile
Town centre: 0.5 mile
Supermarket: Sainsburys 4.3 miles

Relaxing

Beach: Exmouth 11.9 miles
Park: 0.4 mile
Country Park: 440 ft. approx.

Travel

Bus stop: On Younghayes Road 0.2 mile
Train station: Cranbrook 0.6 mile
Main travel link: M5 3.4 miles
Airport: 2.5 miles

Schools

St Martins Primary School: 0.5 mile
Cranbrook Education Campus: 1 mile

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how to get there...

Starting from our Cranbrook office, continue on Younghayes Road, past the Younghayes Centre. Turn right onto Brooks Warren and follow the road around to the right. Turn left onto Post Coach Way and take the next left where you will find the property on the left.

Please check Google maps for exact distances and travel times.
Property postcode: EX5 7BS



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