



A beautifully presented four bedroom, detached house located in Cranbrook with a study, a double garage, enclosed garden and parking.

7 Seven Acres | Cranbrook | EX5 7BW





PROPERTY TYPE

Detached house



SIZE

1,377 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

3



WARMTH

District heating system



PARKING

Double garage and off road parking



OUTSIDE SPACE

Generous sized rear garden



EPC RATING

84 (B)



COUNCIL TAX BAND

E



### in a nutshell...

- Warm and welcoming
- Generous sized kitchen/diner
- Elegant fitted kitchen
- Light and airy living room
- Study and snug
- Downstairs cloakroom
- Two ensuites
- Double garage plus parking
- Child and pet friendly garden





## the details...

A superb and very spacious, modern, detached family home with four double-bedrooms, two en suites, a study, parking, two garages and an enclosed rear garden, conveniently located a short walk from the shops and amenities in the town of Cranbrook, with excellent road and rail links to the city of Exeter.

The doorstep is sheltered beneath a storm porch beside low-maintenance beds of gravel and hardy shrubs. Inside, it is well-presented throughout with light and neutral decor and feels warm and welcoming with community central heating and double glazing. The entrance hallway has a luxury wood-effect vinyl tiled floor, a carpeted staircase rising to the first floor, a built-in cupboard for coats and shoes and a ground floor cloakroom with a WC and basin.

A fabulous kitchen/dining room is a generous size, has an elegant porcelain tiled floor and plenty of light from French doors and windows to the garden. It has a modern fitted kitchen with wood-effect worktops, tiled splashbacks and a range of cream base, drawer and wall units providing ample cupboard space, complete with under-cabinet feature lighting. It has a built-in double-oven with a ceramic hob, a stainless-steel splashback and extractor hood above, a stainless-steel one and a half-bowl sink with a mixer tap, and an integrated fridge/freezer, washing machine and dishwasher. There is also plenty of room for a dining table and seating for six or more places, ideal for any occasion.

Elegant French doors from the hallway lead to a spacious living room which has plush carpet underfoot and is filled with light from French doors and windows to the garden.

Off of the hallway, there is a study which is carpeted and filled with light from dual-aspect windows, ideal for those working from home. Across the hallway is a snug which, as the name implies, feels cosy with carpet underfoot and plenty of light.

Upstairs, the master bedroom is a spacious double with an en suite shower room that has a wood-effect vinyl tiled floor and contains a stylishly tiled rain shower, with an auxiliary showerhead, a WC, a pedestal basin and a chrome heated towel rail. There are three further light and airy bedrooms, all double-sized, one with an en suite shower room containing a shower, a WC, a pedestal basin and a chrome heated towel rail and there is matching tiling above the shower and basin. A family bathroom has a tiled floor and part-tiled walls containing a white suite comprising a bath with a shower attachment, a pedestal basin, a WC and a chrome heated towel rail. The landing has a hatch in the ceiling providing loft access and an airing cupboard with slatted shelving for linen.

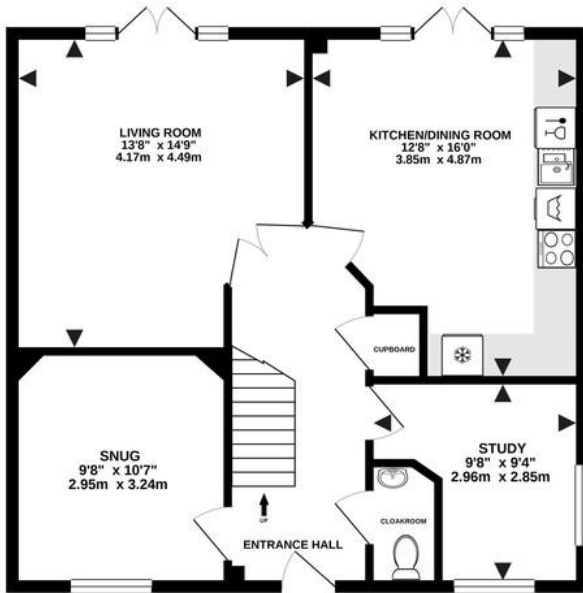
Outside, the west-facing rear garden is a good size and is fully enclosed making it safe for both children and pets. There is a full-width terrace of paving and a gently sloping lawn making a great outside space for entertaining, be it alfresco dining, a barbecue or sharing drinks with friends and family. A large timber shed provides storage, there is a bin store area, and a gate provides alternative access to the front where there are two single garages beneath a neighbouring coach house, both with up and over doors and with additional spaces directly in front of the garage doors.

Additional parking is available on-road nearby if required.

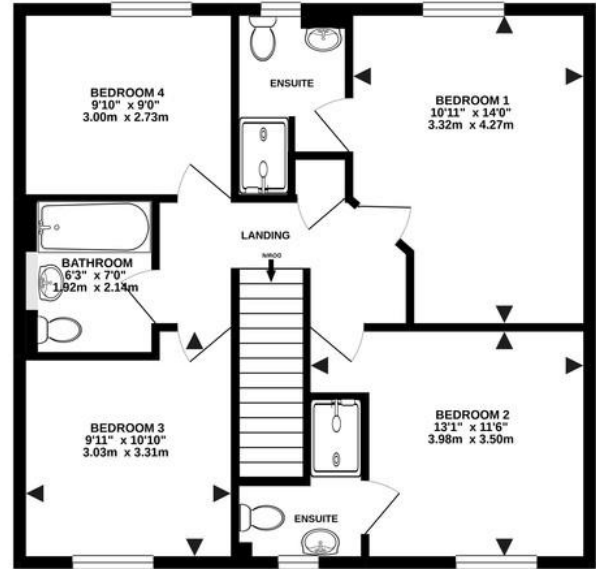


## the floorplan...

**GROUND FLOOR**  
688 sq.ft. (63.9 sq.m.) approx.



**1ST FLOOR**  
688 sq.ft. (63.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1377 sq.ft. (127.9 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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bear in mind...

This property offers spacious and versatile accommodation, ideal for a growing family.



## 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. As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart. 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 0.2 mile

Town centre: Cranbrook 0.2 mile

Supermarket: Sainsbury's 3.5 miles

## Relaxing

Beach: Exmouth 11.5 miles

Park: 0.2 mile

## Travel

Bus stop: 150 yards approx.

Train station: Cranbrook 0.6 mile

Airport: Exeter 2.4 miles

## Schools

St Martins C of E Primary School: 0.1 mile

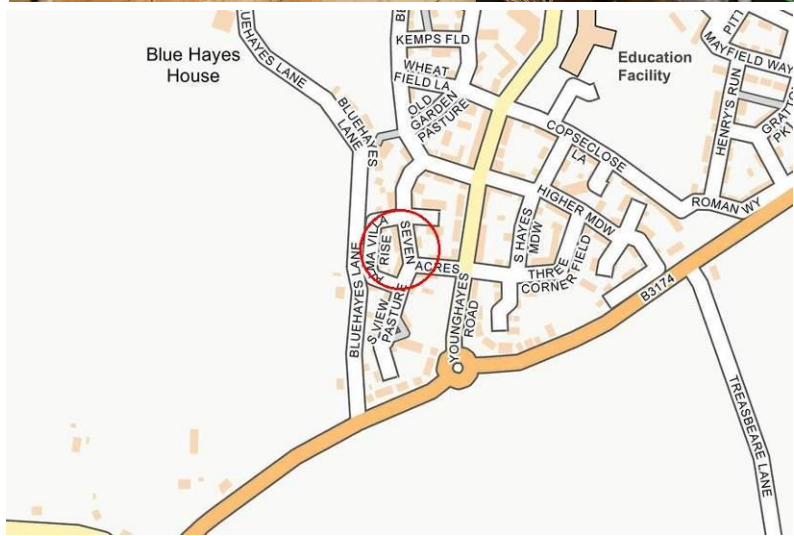
Cranbrook Education Campus: 1.4 miles

Please check Google maps for exact distances and travel times.

**Property postcode: EX5 7BW**

## how to get there...

Proceed towards Cranbrook from the Airport direction. At the first roundabout on London Road take the 1st exit onto Younghayes Road. Take the first onto Seven Acres where you will find the property.





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