



Spacious, modern detached family home with four/five bedrooms, an integral garage, parking and an enclosed rear garden

1 Bats Roost | Cranbrook | EX5 7EF





PROPERTY TYPE
Detached House



SIZE
1,434 sq ft



LOCATION
Town



AGE
Modem



BEDROOMS
4/5



RECEPTION ROOMS
1



BATHROOMS
3



WARMTH
Gas central heating



PARKING
Garage, Off Road Parking,
Allocated Parking



OUTSIDE SPACE
Garden, South Facing
Garden, Patio



EPC RATING
83 (B)



COUNCIL TAX BAND
E



in a nutshell...

- Four/five good sized bedrooms
- Master bedroom benefits from an en-suite
- Spacious, modern kitchen/diner
- Separate utility room
- Well presented, light and airy throughout
- Large, South facing garden
- Near to excellent transport links
- Off road parking and integral garage
- Not overlooked with trees to the front
- Close to local amenities





the details...

A fabulous, spacious and modern detached family home with four/five bedrooms, an integral garage, parking and an enclosed rear garden. Situated in a quiet cul-de-sac location a short walk from the Country Park, shops and amenities in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

A tarmac driveway provides parking for at least two cars and leads to the entrance sheltered beneath a storm porch. Inside it is well-presented with light and neutral decor throughout. The property also feels warm and welcoming, with community central heating and double glazing.

The entrance hallway has a durable wood-effect vinyl floor along with plenty of space for the storage of coats and shoes, with a carpeted staircase rising to the first floor. There is also a handy storage cupboard beneath the stairs.

A good-sized living room is carpeted and filled with light from a wide window to the front, where there is a pleasant outlook over the front lawn and trees beyond. The spacious kitchen/dining room has a durable tile-effect vinyl floor and filled with light with French doors leading out to the garden.

It has a modern fitted kitchen with plenty of wood-effect worktop space, including a breakfast bar, ideal for casual dining and tiled splashbacks. There is a range of gloss-cream base, drawer, and wall units, providing ample cupboard space. There is also a built-in fan-oven with a ceramic hob, a stainless-steel sink and mixer tap beneath the window. Additionally, there is also floor space for an upright fridge/freezer. The dining area has plenty of space for a table and seating for six or more places, ideal for any occasion, with French doors that extend the inside space outside into the garden.

A separate utility room has a back door to the garden, a worktop and storage matching the kitchen. There is space with plumbing beneath the worktop for a washing machine and dishwasher. The room also has a heat exchanger, for the community central heating and hot water system, which is hidden within a matching wall cabinet. A door leads into a convenient ground floor cloakroom, with a WC and basin.

Upstairs the master bedroom is a spacious double, with a stylish painted feature wall and is filled with light from a wide window to the front from where there is a pleasant outlook. The room also benefits from an en-suite shower room which contains a double shower, a pedestal hand basin and a WC. There is also wood-effect vinyl flooring in the en-suite, with matching tiling above the shower and basin.

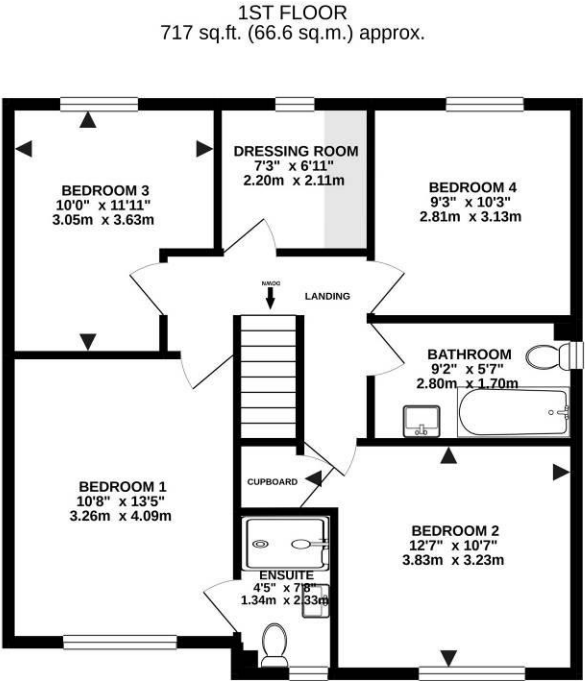
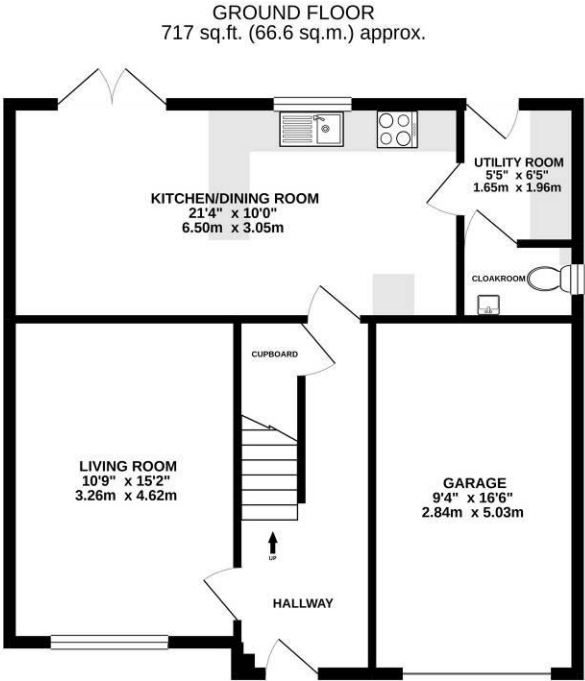
There are three further light and airy bedrooms, all good-sized doubles, with one bedroom currently being used as a study, which is ideal for those working from home. The dressing room has integrated shelving, providing an abundance of clothes storage and would make a great alternative study or a fifth bedroom if required.

The family bathroom has a tile-effect vinyl floor and contains a modern white suite. The suite comprises of a bath, a pedestal basin, and a WC, with a shower and glass screen above. There is matching tiling above the bath and basin. A hatch in the landing ceiling also provides loft access if required.

Outside, the rear garden is spacious, beautifully maintained and is fully enclosed making it safe for both children and pets. There is an extensive terrace of paving, a healthy lawn with some ornamental trees, bisected by a paved path leading to a raised terrace of timber decking with a wooden balustrade, making a fabulous venue for entertaining. The garden is also South facing, enjoying long hours of summer sunshine. There is an outside tap for convenience, a timber edged bed of plants, shrubs, and flowers, with a path leading down the side of the property to a gate, which provides alternative access. The integral garage has lights and power, with an up and over door to the driveway.



the floorplan...



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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 a 10 minute 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 0.7 miles

Town centre: 0.8 miles

Supermarket: Sainsbury's 4.7 miles

Relaxing

Beach: Exmouth 12.4 miles

Park: 0.6 miles

Travel

Bus stop: (Tillhosue Road) 0.1 miles

Train station: Cranbrook 0.9 miles

Main travel link: M5 4.3 miles

Airport: Exeter 2.9 miles

Schools

St Martins Primary School: 0.8 miles

Cranbrook Education Campus: 0.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7EF

how to get there...

From our Cranbrook office, follow Younghayes Road towards the Younghayes Centre. Proceed for some distance, which in turn leads onto Tillhouse Road. Turn left onto Sweet Coppin and then take the second left turning into Bats Roost, where the property can be found immediately on your left hand side.





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