



Modern, detached family home with four double bedrooms, master en-suite, an integral garage/gym, parking and an enclosed rear garden with views.

Great Meadow | Cranbrook | EX5 7EP





PROPERTY TYPE

Detached House
Freehold



SIZE

1,423 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Community central heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Large enclosed rear garden



EPC RATING

83 (B)



COUNCIL TAX BAND

E



in a nutshell...

- Open plan kitchen/dining room
- Downstairs cloakroom
- Master en-suite shower room
- Separate study
- Close to local amenities
- Community central heating and double glazing
- Integral garage/gym
- Off road parking





the details...

A spacious, modern, detached family home with four double bedrooms, master en-suite, an integral garage/gym, parking and an enclosed rear garden in the new town of Cranbrook, with views over the Country Park, a short walk from the schools, shops and amenities and excellent road/rail links to the city of Exeter.

A tarmac driveway, with an electric vehicle charging point, provides parking for at least three cars beside an artificial lawn with the entrance sheltered beneath a storm porch. Inside, it is well presented with light and neutral decor throughout. The property feels warm and welcoming with community central heating and double glazing.

The entrance hallway is carpeted, has a inset hessian doormat, and a staircase rising to the first floor with a cupboard beneath. The living room is a good size with a stylish papered featured wall and is filled with light from a wide window to the front.

A stunning, spacious, kitchen/dining room has beautiful, engineered-oak flooring and loads of light from a window and French doors that lead out to the rear garden. It has a stylish papered feature wall and a modern fitted kitchen in a country-kitchen style with plenty of solid-oak worktop space. There is a range of fitted base, drawer and wall units providing ample cupboard space, complete with under-cabinet and plinth feature lighting. There is a stainless-steel sink with a mixer tap beneath the window, a built-in double-oven with a ceramic hob and stainless-steel extractor hood above, along with an integrated, two drawer dishwasher and floorspace for a large American-style fridge/freezer. The dining area has plenty of space for a table and seating for six or eight places, ideal for any occasion.

A separate utility room has an elegant quartz tiled floor, an oak worktop and matching storage units, with space and plumbing beneath the worktop for a washing machine and tumble dryer. A half-glazed door leads to the garden. There is also a convenient ground floor cloakroom with a WC and basin.

The integrated garage has barn-style metal doors to the driveway, lights, power, and central heating. It has been converted into a home gym, with a TV point and could be reinstated quite simply if required.

Upstairs, the master bedroom is a good-sized double with plush carpet and a wide window to the front filling the room with light, from where there are fabulous views over the neighbouring Country Park. It has a suite of elegant and modern fitted bedroom furniture with a dressing table, wardrobes and over-bed storage. There is also an en-suite shower room which is fully-tiled containing a double shower, a WC vanity unit with a basin and storage beneath for toiletries, a chrome heated towel rail and an illuminated mirror.

There are three further light and airy bedrooms, all doubles with stylish decor and plush carpets, the other front bedroom also has a suite of modern bedroom furniture, enjoying more of the fabulous views over the Country Park. A study has stylish papered feature walls and a fitted desk, shelving, and storage, ideal for those working from home.

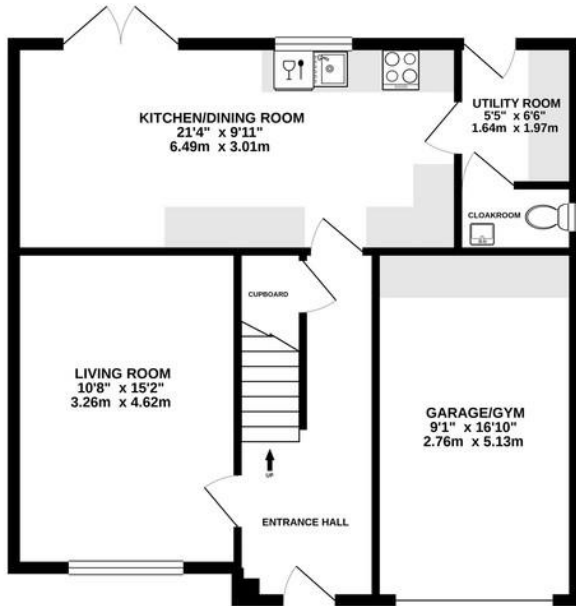
The family shower room is modern and fully tiled containing a large shower enclosure, a WC, a vanity unit, an illuminated mirror and a chrome heated towel rail. The landing has a hatch in the ceiling providing access to the loft space if required.

Outside, the rear garden is a generous size, is private and fully enclosed, making it safe for both children and pets. It is low maintenance with a terrace of paving and a couple of steps that lead up to a level artificial lawn, bordered by beds of colourful flowers and shrubs, making a great outside space for entertaining, be it alfresco dining, a barbecue or sharing drinks with friends and family. There is an outside tap for convenience, and paths lead down both sides of the property to gates to the front, providing alternative access.

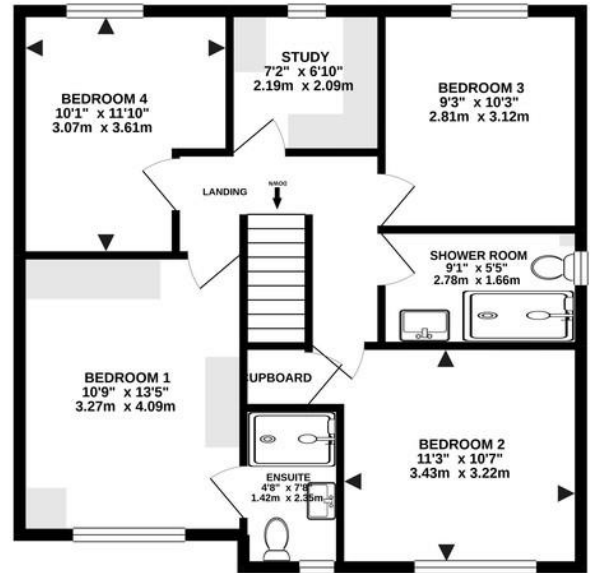


the floorplan...

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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 7ES

how to get there...

From our office in Cranbrook continue left onto Younghayes Road and follow along and continue into Tillhouse Road. Take the turning left into Yarlington Mill and left again into Great Meadow. Follow around to the right and the house is the last house on your right.





Need a more complete picture? Get in touch with your local branch...

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