



A well-presented spacious, modern, end-terraced townhouse, with four bedrooms, master en-suite, an enclosed south-facing rear garden and parking

34 Yonder Acre Way | Cranbrook | EX5 7FZ





PROPERTY TYPE
Town House
Freehold



SIZE
1,131 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
4



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
Community Central
Heating



PARKING
Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
85 (B)



COUNCIL TAX BAND
D



in a nutshell...

- Modern, open plan kitchen/diner
- Generous sized living room with French doors to garden
- Four bedrooms and master en-suite
- Family bathroom and downstairs cloakroom
- Light and neutral décor throughout
- Fully enclosed south-facing rear garden
- Close to local schools and shops
- Near excellent road and rail links
- Ideal family home





the details...

New to the market is this superb, spacious, modern, end-terraced townhouse, with four bedrooms, master en-suite, an enclosed south-facing rear garden and parking, in the new town of Cranbrook with excellent road and rail links to the city of Exeter.

Inside, it is beautifully presented with light and neutral décor, feels warm and welcoming with community central heating and double glazing, and is arranged over three floors offering spacious and versatile accommodation, perfect for family living.

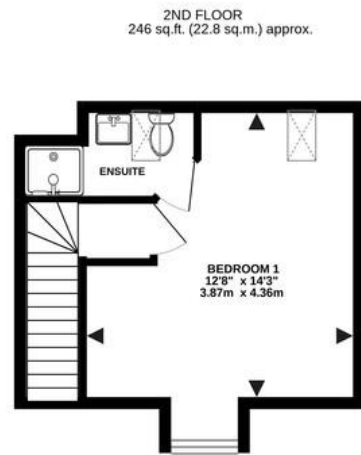
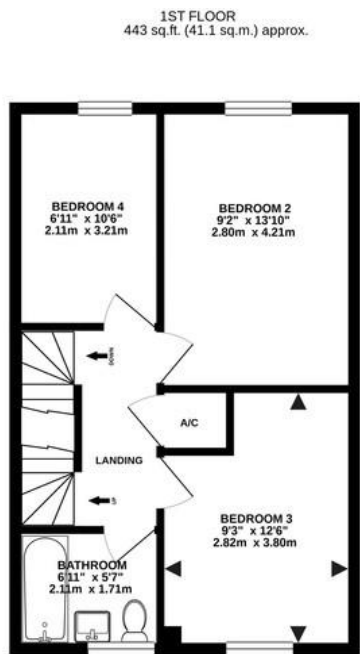
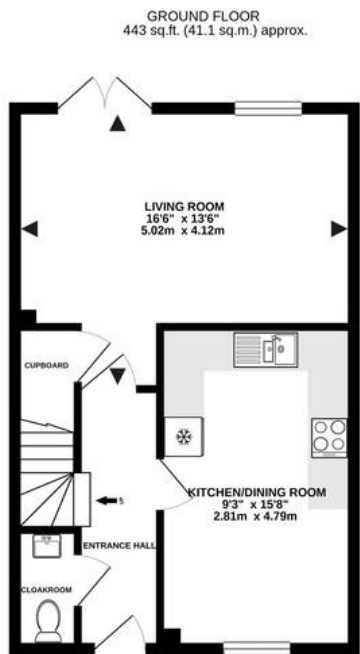
The ground floor has an entrance hallway with a convenient cloakroom, a staircase to the upper floors, a good sized modern kitchen/diner with plenty of worktop space and gloss white fitted units providing ample cupboard space, a fan-oven with a ceramic hob and stainless-steel filter hood, an integrated fridge/freezer and space with plumbing for a dishwasher and washing machine, and there is a generously sized living room with an understairs cupboard and loads of light from a window and French doors to the rear garden.

Upstairs, on the first floor, there are three light and airy bedrooms, all double sized, a family bathroom with a bath and shower attachment, a pedestal basin and WC, and an airing cupboard on the landing. On the top floor is the master bedroom, a spacious double with an en-suite shower room and eaves storage on two sides.

Outside, the rear garden is a manageable size, is fully enclosed making it safe for both children and pets and is south-facing enjoying plenty of summer sunshine. There is a paved patio and a lawn, great for entertaining, and a gate at the side provides alternative access to the rear parking area where there are two spaces and a visitors slot.



the floorplan...



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 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 1.3 miles

Town centre: 1.3 miles

Supermarket: Sainsbury's 5.3 miles

Relaxing

Beach: Exmouth 13.5 miles

Park: Cranbrook Play Park 1.4 miles

Travel

Bus stop: Yonder Acre Way, approx 194 ft.

Train station: Cranbrook 1.5 miles

Main travel link: M5 4 miles

Airport: Exeter 3.5 miles

Schools

St Martins Primary School: 1.3 miles

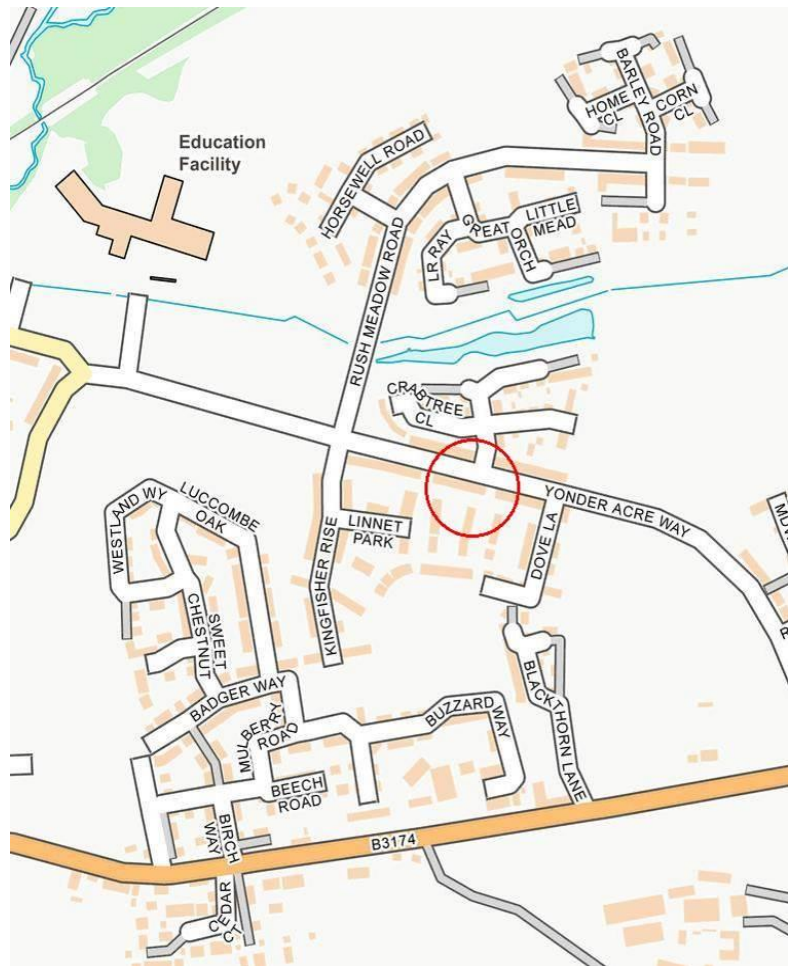
Cranbrook Education Campus: 0.5 mile

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7FZ

how to get there...

From our Cranbrook office proceed left onto Younghayes Road and follow the road straight on leading onto Tillhouse Rd. Keep following the road and eventually you will reach Yonder Acre Way, where the property can be found.





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