



A well-presented, modern, semi-detached property with two double bedrooms, master en-suite, parking and an enclosed rear garden, conveniently located close to the shops, parks and amenities

28 Henrys Run | Cranbrook | EX5 7AW





PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

667 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Community Central
Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

85 (B)



COUNCIL TAX BAND

C



in a nutshell...

- Light and airy living room
- Modern kitchen/dining room
- Downstairs WC
- Two double bedrooms
- Master en-suite shower room
- Enclosed rear garden
- Off road parking
- Close to local shops, schools and amenities
- Near excellent public transport links



the details...

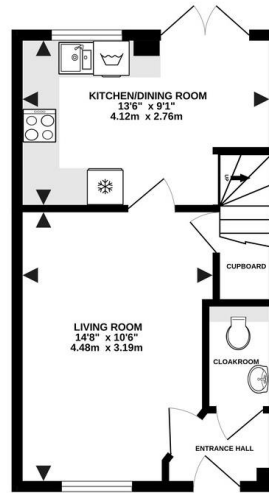
A modern semi-detached property with two double bedrooms, master ensuite, parking and an enclosed rear garden, conveniently located close to the shops, parks and amenities in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside, it is well-presented with light and neutral decor throughout giving a contemporary feel and it is warm and welcoming with community central heating and double-glazing. The accommodation comprises of, on the ground floor, an entrance hallway with a convenient cloakroom containing a hidden-cistern WC and basin, a good-sized living room with plenty of light from a window to the front, and a modern kitchen/dining room which is filled with light from a window and French doors to the rear garden. The kitchen has plenty of worktop space and a range of fitted units in gloss-cream providing ample cupboard space, with integrated appliances including a fan oven with a ceramic hob and stainless-steel filter hood above, a fridge/freezer and a washing machine. There is floor space for a dining table and seating, ideal for mealtimes and a turning staircase rises to the first floor.

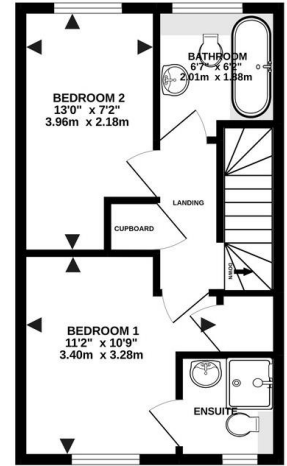
Upstairs, the master bedroom has a built-in cupboard above the stairs and an en-suite shower room with a shower, a pedestal basin and a hidden-cistern WC, and the second bedroom is an L-shaped double. A bathroom has a white suite comprising of a centre-fill bath with a shower attachment, a hidden-cistern WC, a pedestal basin and a heated towel rail, with contrasting black feature tiling. The landing has a useful cupboard and hatch in the ceiling providing loft access.

Outside the rear garden is a good size and is fully enclosed making it safe for children and pets. There is a paved patio and an area of lawn, great for entertaining be it a barbecue or alfresco dining, a timber shed and a gate at the side providing alternative access. At the front of the property there is one parking space with more available on-road nearby if required.

GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (61.9 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 communication 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 0.3 mile

Town centre: 0.3 mile

Supermarket: Sainsbury's 4.3 miles

Relaxing

Beach: Exmouth 11.5 miles

Cranbrook Play Park: 300 yards

Travel

Train station: 0.7 mile

Main travel link: M5 2.3 miles

Exeter Airport: 2.6 miles

Schools

St Martins Primary School: 0.3 mile

Cranbrook Education Campus: 0.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7AW

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141 Younghayes Rd

Cranbrook

EX5 7DR

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