



A fabulous, modern, detached family home with four bedrooms, master en-suite, a double garage, parking and an enclosed garden, conveniently located a short walk from the shops, parks, schools and amenities

38 Higher Meadow | Cranbrook | Exeter | EX5 7AX





PROPERTY TYPE

Detached House
Freehold



SIZE

1,544 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Community Central
Heating



PARKING

Double Garage & Off Road
Parking



OUTSIDE SPACE

Garden, Large Garden



EPC RATING

83 (B)



COUNCIL TAX BAND

E



in a nutshell...

- Generous living room
- Modern fitted kitchen/dining room
- Separate utility room
- Four light and airy bedrooms
- Master en-suite shower room
- Light and neutral décor throughout
- Enclosed rear garden
- Double garage and off road parking
- Close to local shops, schools and amenities





the details...

Check out this fabulous, modern, detached family home with four bedrooms, master en-suite, a double garage, parking and an enclosed garden, conveniently located a short walk from the shops, parks, schools and amenities, in the popular 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 throughout and feels warm with community central heating and double glazing.

The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor and cupboard beneath, a convenient ground floor cloakroom with a WC and basin, a generously sized living room with a bay window to the front French doors to the garden, a light and airy kitchen/dining room with dual-aspect windows and a modern fitted kitchen with plenty of worktop and cupboard space, complete with tiled splashbacks and under cabinet feature lighting, an eye-level double-oven, a ceramic hob and filter hood, floor space for a fridge/freezer and space for a tumble dryer or dishwasher, and a separate utility room has a door to the garden, worktop, storage, a sink with space and plumbing beneath for a washing machine.

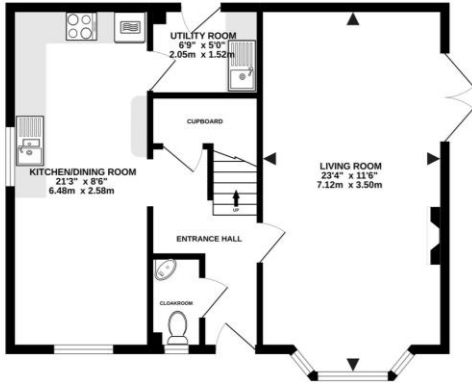
Upstairs, there are four light and airy bedrooms, two doubles and two singles, the master having an en-suite shower room, and a family bathroom contains a bath, a pedestal basin and a WC. The landing has an airing cupboard, and hatch in the ceiling providing access to loft space.

Outside, the garden is a good size and is fully enclosed making it safe for both children and pets. There is a terrace of paving and an area of lawn making a great outside space for entertaining, be it alfresco dining or a barbecue. There is the timber shed providing useful storage, a gate at the side of the garden for alternative access, and a courtesy door leads into the side of the double garage, which has lights, power, and two up an over doors to the driveway where there is additional parking for two cars.

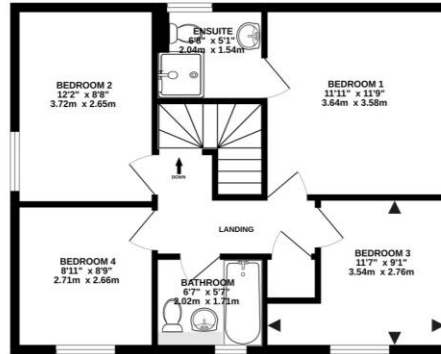


the floorplan...

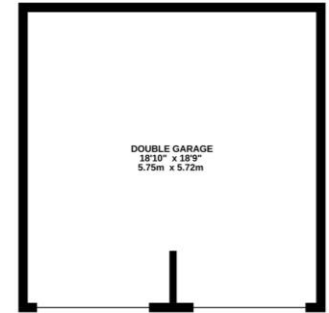
GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



GARAGE
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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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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 walkaway 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

Convenience store: Co-op 0.2 mile
Exeter City Centre: 6.4 miles
Supermarket: Sainsbury's 4.4 miles

Relaxing

Beach: Exmouth 12 miles
Park: 0.2 mile

Travel

Main travel link: M5 2.5 miles
Exeter Airport: 2.2 miles

Schools

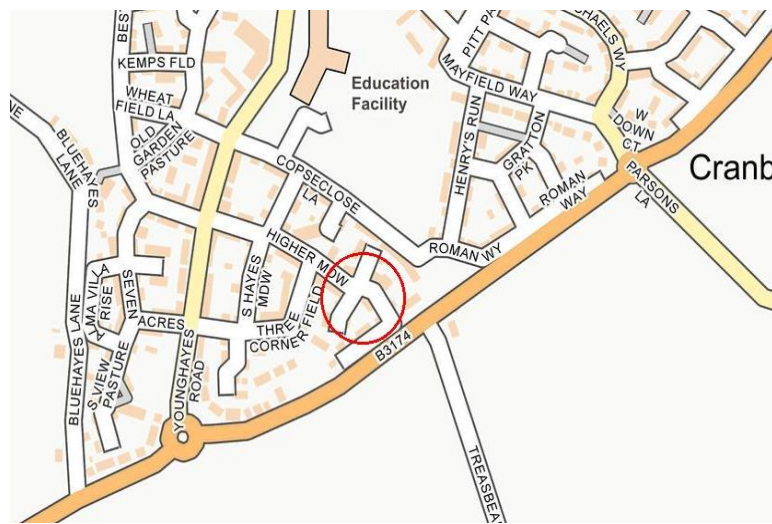
St Martins' Primary School 0.2 mile
Cranbrook Education Campus: 2 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7AX

how to get there...

When entering Cranbrook from the Airport direction take the first left from the roundabout onto Younghayes Road. Take the second right onto Higher Meadow where you will find the property.





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

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