



## Detached Modern Home

CHECK OUT this WOW! Home. Modern, spacious FAMILY HOME. Cul de sac location. Private sunny Garden. Kitchen Dining Room, Lounge, 3 Bedrooms, En-suite, Bathroom & Cloakroom. Dual aspect double fronted. Off Road Parking. Close to new Town Centre, Shops, Schools, transport links & Country Park

45 Horsewell Road | Exeter | EX5 7JB



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

915 sq ft



LOCATION

Cul de Sac - Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Large Garden, Patio



EPC RATING

84 (B)



COUNCIL TAX BAND

D



### in a nutshell...

- Cul de Sac location overlooking fields
- 3 Bedrooms
- Double fronted dual aspect
- Living Room
- Kitchen Dining Room + upgrade Kitchen
- En-suite Shower, Bathroom & Cloakroom
- Off Road Parking
- Private West facing Garden
- Close to new Town Centre, Schools & Country Park







## the details...

CHECK OUT this LOVELY FAMILY HOME.

Built by Taylor Wimpey, some 30 months old and located at the head of a cul de sac, this modern dual aspect double front house offers contemporary style living, just a short distance away from the new Town Centre, Schools, Shops. Bus Route Rail Station and the A30 & M5, with Torbay, Exmouth & Sidmouth beaches not far along with Exeter Airport and Exeter City.

The house is set back with tarmacked frontage and side Garden and the area for off road parking being at least two cars wide.

The Entrance Hall has "Amitco style flooring" with storage cupboard and ground floor cloakroom. Here a door leads to the Living Room and The Kitchen Dining Room.

The Living Room has dual aspect windows giving plenty of light and a spacious room that has French doors that lead out to and overlook the rear private enclosed Garden. Again with "Amitco style flooring" A nice private light space. Extra downlighters give a warm lighting.

The Kitchen area has been upgraded, with modern gloss Kitchen units, Granite work surfaces, integral appliances, electric oven, hob, and cooker hood with floor and downlighting too. Again, a dual aspect room with lots of natural light and ample room for a dining table and chairs.

The first floor has three Bedrooms, the main Bedroom with an en-suite Shower Room and being a dual aspect room with lots of natural light and a window overlooking the neighbouring rear fields and views. There is a further double Bedroom and single Bedroom. The family Bathroom can be found off the landing.

The Garden to the rear is enclosed with patio, decking and gated access to the off-road Parking spaces.

A lovely Home, modern stylish and well worth a look!

Tenure: Freehold

Council Tax Band D



## what the owner loves most...

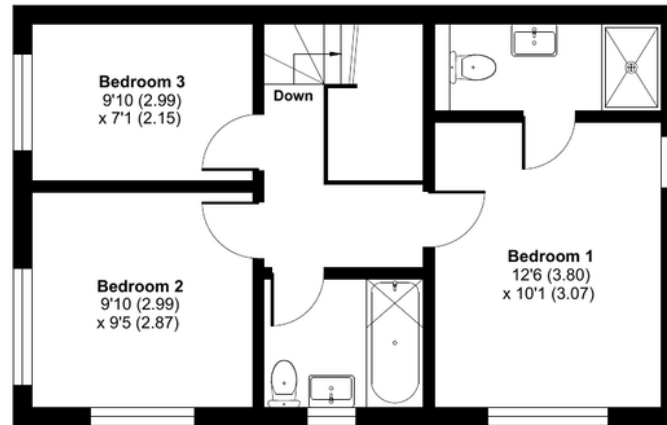
“A lovely modern Home, upgraded Kitchen gives a little extra luxury with lighting and Granite work surface with the gloss finish units and fitted Kitchen.”



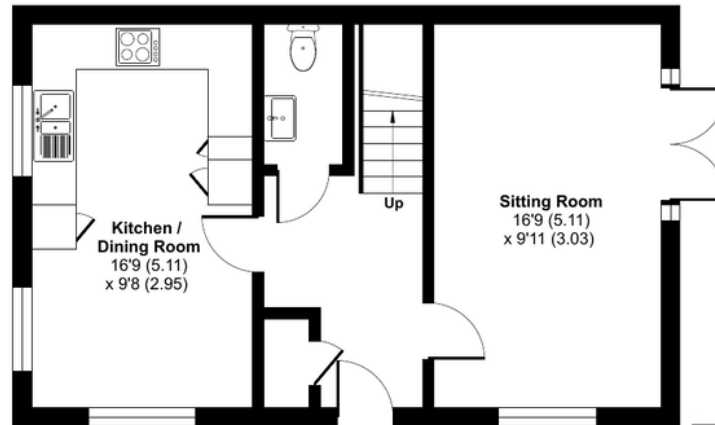
## Horsewell Road, Cranbrook, Exeter, EX5

Approximate Area = 927 sq ft / 86.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1110898

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through good property agents

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bear in mind...

This is a perfect house for watching the sunset with a fire pit, barbecue & glass of wine, with a private Garden!



## the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter, East Devon. 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 and London.

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 & secondary education campus. There is also a new developing Town Centre and Supermarket.

## Shopping

Co-op & Post Office  
Supermarket TBC  
Honiton Town  
Exeter City

## Relaxing

Beach: Exmouth & Sidmouth  
Park & Swings: Hayes Square & Badger Way

## Travel

Bus stop: Younghayes Road  
Train station: Cranbrook  
Main travel link: M5 & A30  
Airport: Exeter

## Schools

St Martins Primary School:  
Cranbrook Education Campus:

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7JB**







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

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