



Stylish modern Detached HOME

A fabulous modern family Linden home. Open plan LIVE/EAT with Kitchen, overlooking the rear Garden. Four Bedrooms, master en-suite, Bathroom, Cloakroom, Utility, integral Garage, Parking, and an enclosed rear Garden. Close to NEW Town Centre, Country Park, local schools, public transport & rail link

6 Sparrow Drive | Exeter | EX5 7GS



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,089 sq ft + Garage



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON district heating system



PARKING

Garage, Off Road Parking
EV charging point.



OUTSIDE SPACE

Garden, Large Garden,
Patio



EPC RATING

84 B



COUNCIL TAX BAND

E



in a nutshell...

- 4 Bedrooms
- Kitchen open plan to Living Dining
- Living Area overlooking the Garden
- EV car charging, Off Road Parking & Garage
- En-suite, Bathroom & Cloakroom
- Utility area in Garage
- LOVELY rear Garden + sunny
- Close to New Town Centre
- Primary & Secondary Schools





the details...

Check out, this fabulous modern family home with four bedrooms, master en-suite, an integral garage, parking, and an enclosed rear garden, in the popular new town of Cranbrook, with excellent road and rail links to the city of Exeter.

Inside it is beautifully presented with stylish décor throughout and in ready to move into condition, with community central heating and double-glazing.

The accommodation comprises of, on the ground floor, a spacious entrance hallway with a staircase to the first floor and a cupboard beneath, a convenient cloakroom with a WC and a corner basin, and a wonderful, open-plan living space with a light and airy living/dining area that has French doors to the garden, and a modern kitchen with plenty of worktop and cupboard space, a fan-oven, ceramic hob, and an integrated fridge/freezer and dishwasher.

Upstairs, there are four excellent bedrooms, three doubles and a single currently used as a study, ideal for working from home, the master bedroom having a modern en-suite shower room. A family bathroom completes the accommodation with a bath and shower over, a WC and a basin.

Outside, the rear garden is an excellent size and is fully enclosed making it safe for both children and pets. Great for entertaining, there is a paved patio and a lawn, ideal for a family barbecue or alfresco dining, a gate at the side provides alternative access and a door leads into the rear of the integral, generously-sized single garage that has lights, power, a utility area with a worktop, sink and plumbing for a washing machine, and an up and over door leads to the driveway where there is additional parking for one car with an EV charging point.

Property Tenure: Freehold
Council Tax Band: E



what the owner loves most...

A lovely open space downstairs, lots of natural light and a Garden that has been lovingly planted with lots of different plants and sea of roses!



the floorplan...

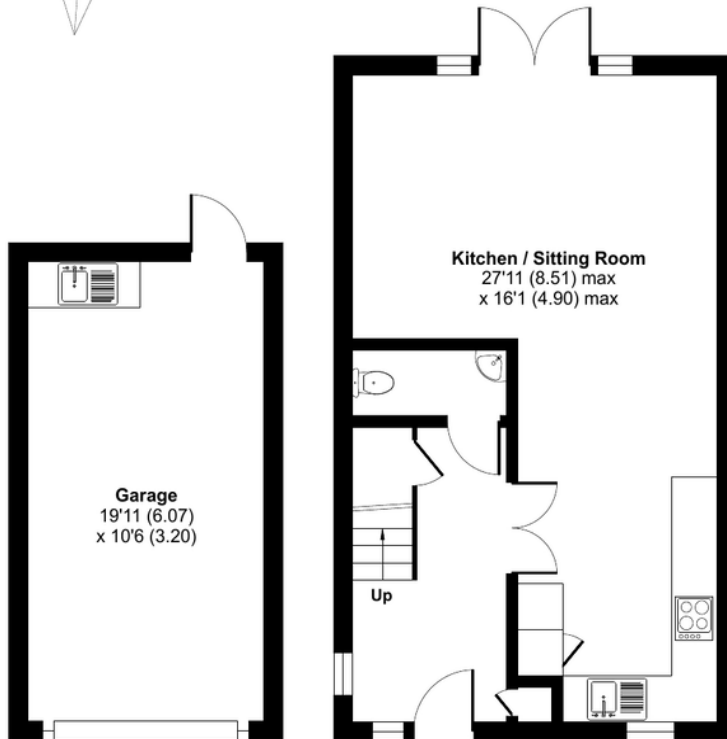
Sparrow Drive, Cranbrook, Exeter, EX5

Approximate Area = 1089 sq ft / 101.1 sq m

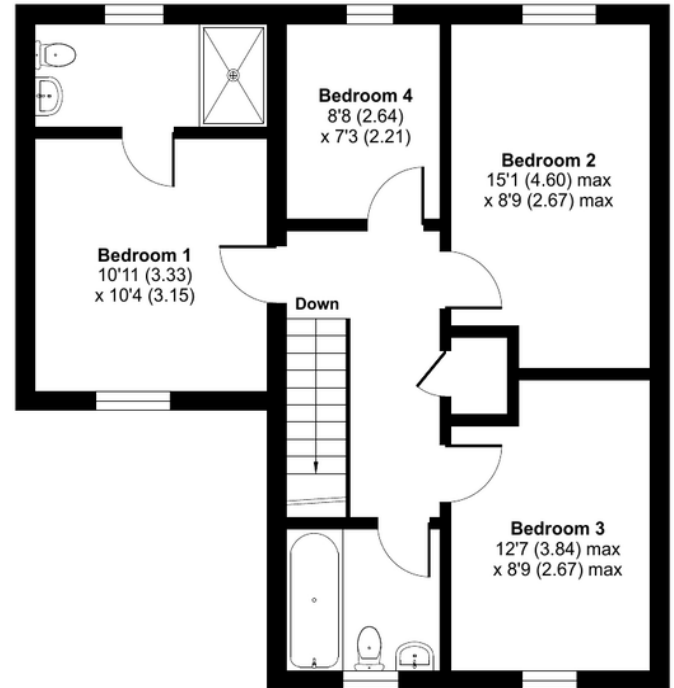
Garage = 264 sq ft / 24.5 sq m

Total = 1353 sq ft / 125.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



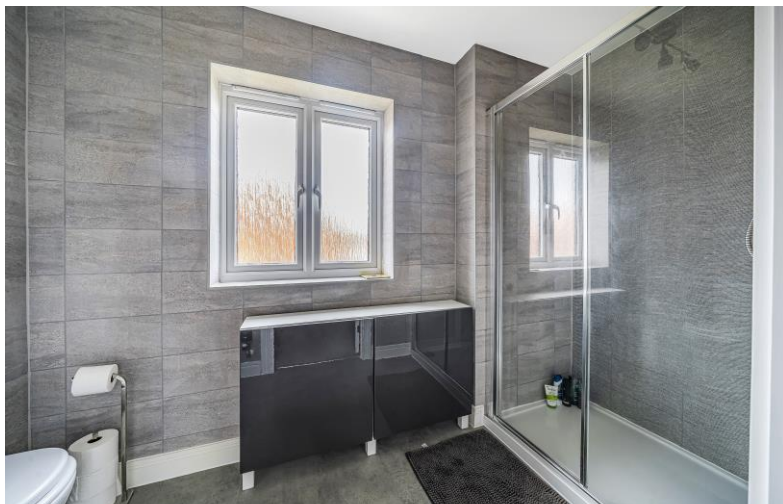
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1116433



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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 7GS**





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

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

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