



Detached FAMILY HOME

CHECK OUT this Detached FAMILY HOME. 4 Bedrooms, 2 En-suite Showers, Living Room, Dining Room, Kitchen Dining, Study, Bathroom, Garage, Parking, large Garden & deck Terrace. Quiet early phase of Cranbrook adjacent to Country Park, close to Primary School, Shops, bus route & rail station. Solar ENERGY

9 Kemps Field | Exeter | EX5 7AZ



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1368 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

3



WARMTH

EON district heating system



PARKING

Garage, Off Road Parking,



OUTSIDE SPACE

Garden, Large Garden,
Patio



EPC RATING

82 B



COUNCIL TAX BAND

E



in a nutshell...

- 4 Double Bedrooms
- 2 En-suite Showers
- Living Room & Kitchen Dining
- Study & Dining Room
- Large Garden & deck Terrace
- Garage & Parking
- + SOLAR PV Panel Energy
- Close to Primary Schools & Adjacent to Country Park
- Close to Shops, Amenities & Transport links





the details...

CHECK OUT this FAMILY HOME.

A modern detached, spacious, and light family home with Living Room, Dining Room, Kitchen Dining Room overlooking the Garden and Patio with a ground floor Study and Cloakroom. Four Bedrooms, two en suite Shower Rooms and a family Bathroom with additional Garage and Parking.

A spacious rear Garden with deck Terrace, in a quiet yet convenient position, a short walk from the shops and amenities, in the new town of Cranbrook, and with excellent road and rail links to the city of Exeter.

The entrance hallway has a built-in store cupboard to the side and a convenient ground floor cloakroom with a WC and basin. A carpeted staircase rises to the first floor and on one side of the hallway there is a Study. On the opposite side of the hallway, there is a Dining Room which has plenty of light from a window to the front and side, ideal for a dinner party or a family celebration. However, this is a versatile room that could easily be used as a playroom or a snug if required.

The modern with Kitchen has an extensive range of base and drawer units, with matching wall-cabinets, providing ample storage. It doesn't just look good, it is well-equipped too with a built-in oven, a separate hob with a cooker hood above, a sink, plenty of work surface, a dishwasher, fridge/freezer and a washer/drier. A large freestanding island has an elegant solid worktop, base units and a breakfast bar, ideal for informal dining. Here French doors lead out to the Garden and deck Terrace & Garage

Also from the Hallway, French doors lead into a spacious Living Room with further French doors leading out to the patio and Garden.

Upstairs, the master bedroom is a good double, with a built-in wardrobe that has sliding mirror doors and an en suite shower room. The second bedroom is another good double, overlooking the Garden. It also has a en suite shower room. There are two further light and airy bedrooms and a family Bathroom. The landing has an airing cupboard with slatted shelving for linen and a hatch in the ceiling providing access to the loft space, where there is plenty of additional light storage.

Outside, the rear garden is beautifully maintained and fully enclosed making it safe for children and pets. The deck Terrace is perfect for barbecues and chilling in the evening with that glass of something !

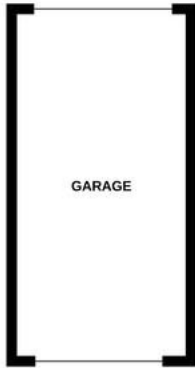
A door leads into the garage, which has lights and power, an up and over door, storage above in the rafters and additional parking for one car. Additional parking is available on-road nearby if required.

A new addition of PV Solar Panel Energy really adds to this home.

Tenure: Freehold
Council Tax Band E

the floorplan...

GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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, 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 7AZ**





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

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