



Modern Detached HOME overlooking Country Park

CHECK OUT this modern Detached HOME overlooking the Country Park. A rare find! 4 Bedrooms, main Bedroom + Juliette Balcony + En-suite Shower & family Bathroom, Lounge, LOVELY Kitchen Dining overlooking the Garden, Integral Garage, Off Road Parking, sunny South/West Garden. Green Open Space VIEWS.

54 Oakbeer Orchard | Exeter | EX5 7BL



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,030 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Eon district heating system



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

81 B



COUNCIL TAX BAND

D



in a nutshell...

- Green Open Space Views
- 4 Bedrooms
- Living Room
- Kitchen Dining Room
- Lots of natural light & space
- Integral Garage & Off Road Parking
- Spacious GARDEN & Patio
- Close to shops, schools & amenities
- Bus route, train station , M5 & A30





the details...

CECK OUT this lovely Detached Home overlooking the Country Park in Cranbrook Town.

A rare find to have a family home overlooking the open green space!

Located off a side access road from Younghayes Road this family home is set back from the road with Garden frontage and an Off-Road Parking area leading to the Integral Garage.

The Entrance Hall gives access to the Ground Floor Cloakroom and on through to the main Living Space, The Lounge, with good natural light and wood laminate flooring, overlooks the front Garden and Country Park, leading on through, via double doors into a really nice Open Plan Kitchen Dining Room, overlooking the rear Garden and Patio giving a light open day space. The Kitchen is modern white gloss, with white ceramic tiled floor and electric hob, cooker hood and glass splash back, a double electric oven and grill, integral fridge freezer, washing machine and dishwasher. An additional window overlooks the Garden pulling in light and French Doors lead out from the Dining space.

The first floor has the main Bedroom with Juliette Balcony with French Doors, overlooking the Country Park giving a green open space view. Here you will also find an En-suite Shower Room and fitted wardrobes. There are three further Bedrooms and a family Bathroom to complete the upstairs.

The rear Garden offers plenty of space with a large, paved patio area, lawn, enclosed fence and some privacy for sunset G&T. There is also side gated access around to the front.

Well worth a look!

Immaculately presented, modern with contemporary interior design and spacious.

Tenure: Freehold
Council Tax Band D



what the owner loves most...

“A lovely home, lots of space and light throughout, sunny Garden with the Country Park right opposite”



the floorplan...



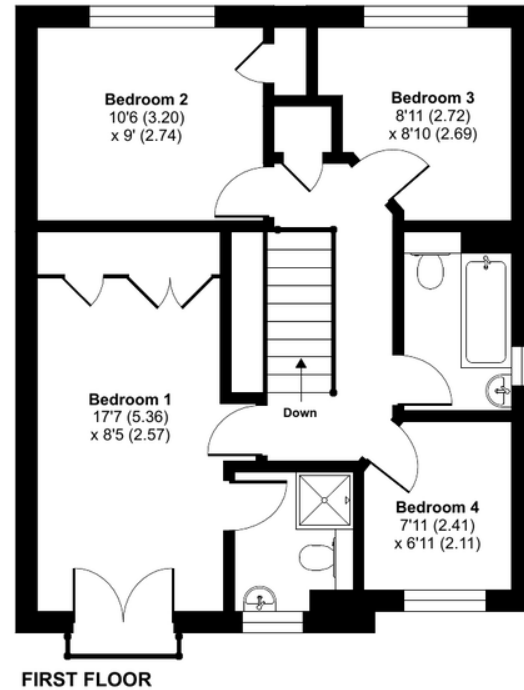
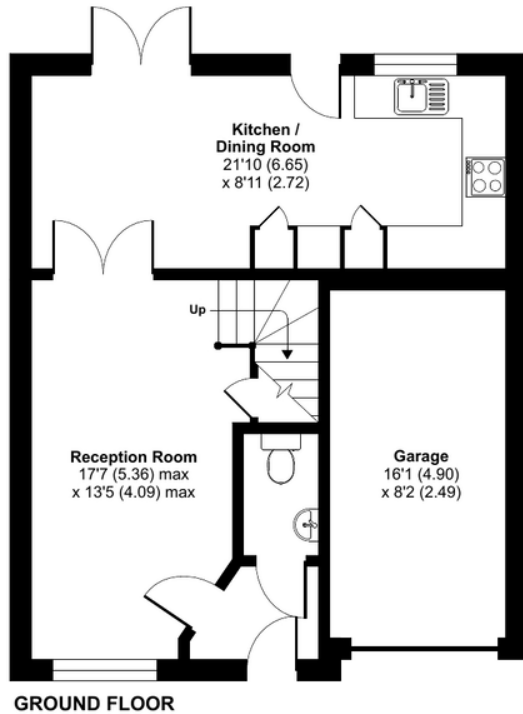
Oakbeer Orchard, Cranbrook, Exeter, EX5

Approximate Area = 1030 sq ft / 95.7 sq m

Garage = 132 sq ft / 12.3 sq m

Total = 1162 sq ft / 108 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Ashtons Complete (Complete Property). REF: 1141973



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