



Double Fronted Detached FAMILY HOME

CHECK OUT this MODERN HOME, Detached, spacious, double fronted + larger than average Garden, just a short hop from the Country Park. Living Room, Kitchen Dining Room, 3 Bedrooms, En-suite Shower, Bathroom & Cloakroom. Off Road Parking, Garage, Quiet Cul De Sac. Close to Shops, Schools, Amenities & Transport.

28 Crabtree Close | Exeter | EX5 7GA





PROPERTY TYPE

Detached House



SIZE

947 sq ft



LOCATION

Town / Cul De Sac



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking,
Allocated Parking



OUTSIDE SPACE

Garden, Large Garden,
Patio



EPC RATING

81 B



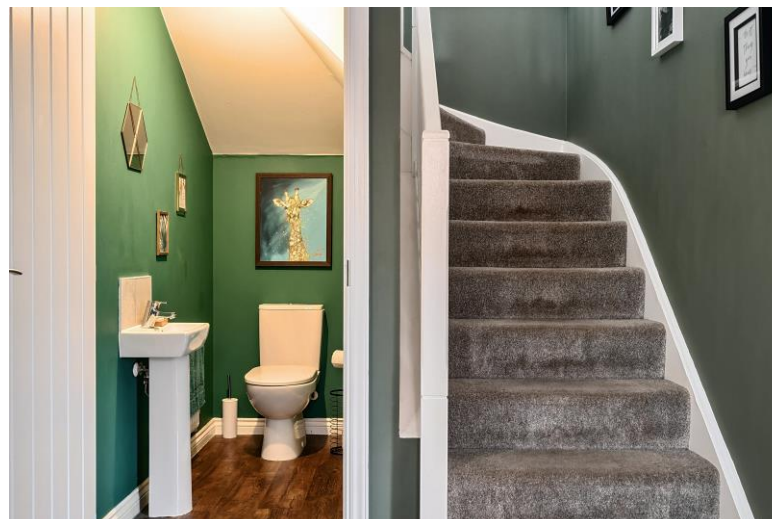
COUNCIL TAX BAND

D



in a nutshell...

- 3 Bedrooms
- Living Room
- Kitchen Dining Room
- Spacious Garden + Patio
- Plenty of Space & natural light
- En-suite Shower + Bathroom + Cloakroom
- Garage & Off Road Parking
- Close to Schools, Shops, Town Centre
- Country Park green space + Rail Station





the details...

CHECK OUT this LOVELY FAMILY HOME, built by Taylor Wimpey, located just a short walk to the new Town Centre, Bus Route, Primary & Secondary School and Country Park. Crabtree Close also gives nature walks, ideal for those with a dog. The local Cranbrook Rail Station gives a direct link to London Waterloo and Exeter Central, with a the nearby A30 & M5 just a short drive away too.

This home is double fronted, with a modern, spacious feel through and beautifully decorated with contemporary design. The Kitchen Dining Room has plenty of space for a dining table and chairs and a modern fitted Shaker style Kitchen, which overlooks the rear Garden area. There is an integral dishwasher & washing machine, fridge/freezer and an electric oven, hob & cooker hood with plenty of work surfaces and additional mood lighting. The dining table space overlooks the front.

The Living Room overlooks the front and rear Garden with French doors leading out to the patio/terrace. There is also a Ground Floor Cloakroom giving storage, a w.c and hand basin.

The first floor, with galleried landing space, has a main double Bedroom with En-suite Shower Room and overlooks the rear Garden. There are two further Bedrooms and a family Bathroom.

The rear Garden is larger than some, with upgraded patio/terrace, a graveled area and faux grass area, private spacious and sunny. Here a side gate leads to the Off-Road Parking spaces and a door leads into the Garage with power & light.

Tenure: Freehold
Council Tax: Band D



the floorplan...

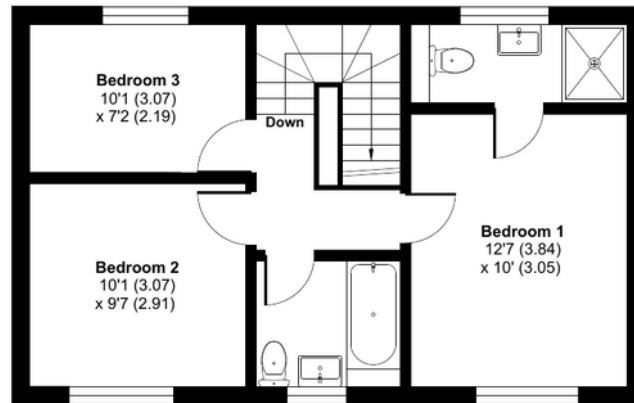
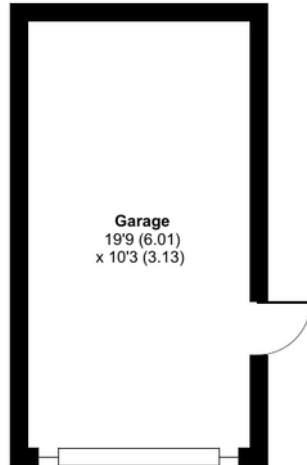
Crabtree Close, Cranbrook, Exeter, EX5

Approximate Area = 922 sq ft / 85.6 sq m

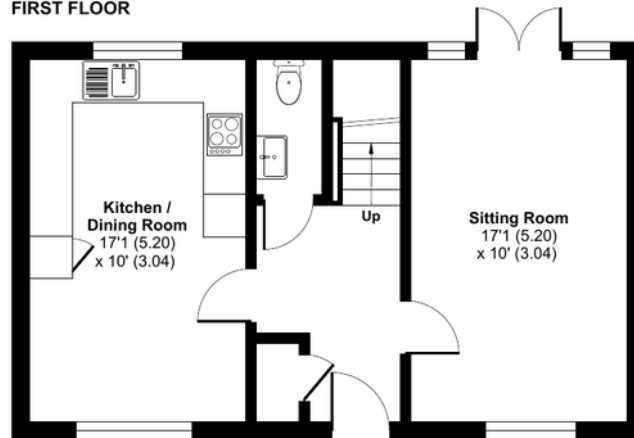
Garage = 202 sq ft / 18.7 sq m

Total = 1124 sq ft / 104.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Ashtons Complete (Complete Property). REF: 1155332



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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 7GA**





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

Tel [01392 422500](tel:01392422500)
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Cranbrook
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