



Modern Detached FAMILY HOME

CHECK OUT this LOVELY FAMILY HOME. Set in a private road, cul de sac, just a short walk from the local Primary Schools, Shops, Amenities & Transport. Modern contemporary upgraded Kitchen + Dining Area & Utility. Spacious Living Room, Sun Terrace/Patio, 4 Bedrooms, En-suite, Double Garage & Parking.

46 Higher Meadow | Exeter | EX5 7AX

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,200 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Eon District Heating



PARKING

Garage, Double Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden, Patio



EPC RATING

78 C



COUNCIL TAX BAND

E



in a nutshell...

- Private Road, quiet cul de sac
- 4 Bedrooms
- Upgraded contemporary design Kitchen
- Dining Area + Utility
- Spacious Living Room
- Patio/Sun Terrace & Garden
- Double Garage & Off Road Parking
- Close to Primary School, Shops & Country Park
- Local Bus routes, Train Station & Amenities





the details...

CHECK OUT this lovely Charles Church built, Detached Family Home!

The house is set in a small private road at the head of a cul de sac, screen from London Road with mature tree line and just a short walk from the local Co-op, Shops, Amenities, Bus Route, Train Station & local Pub/Restaurant & the new Town Centre & Supermarket, thus giving a really private feel away from the Town, with all that you need still easily accessible.

Set back from the road with typical town Garden frontage there is an additional privately owned section of Garden just to the right of the home, which will give you a walk through straight to the Garden gate, into the rear of the house and separately directly to the Garage & Off-Road Parking.

The Entrance Hall with downstairs Cloakroom leads to the right into a spacious Living Room. A bay window overlooks the front green and leafy outlook and to the rear French doors give access to the Sun Terrace/Patio space.

To the left from the Hallway is a really lovely upgraded modern & contemporary Kitchen with Dining area. Plenty of cupboards / storage & work surfaces, an integral dishwasher, space for large fridge/freezer, tiled splash backs, electric oven/grill, hob and cooker hood. A window overlooks the rear Garden and the front, with a doorway leading through to the Utility Room with back door out to the Garden/Patio, storage, sink & plumbing for a washing machine.

A new Parque floor throughout this area and the Hallway really finishes these areas with a little extra!

The first floor has 4 Bedrooms, the main Bedroom with En-suite Shower Room and the second largest Bedroom overlooking the rear Gardens and views and two others, and the Family Bathroom overlook the front. All well presented throughout with plenty of natural light and some cupboard / storage spaces.

Set on a good size plot the rear Garden area is enclosed with side gate to the double Garage & Off-Road Parking area for a number of cars. Also the added extra side Garden space to the left. West facing it gets the afternoon Sun and lovely evening sun sets! All level with modern Patio too.

This is a lovely home, great location, just set away from the main Town centre. Well worth a look!

Tenure: Freehold
Council Tax Band E



the floorplan...

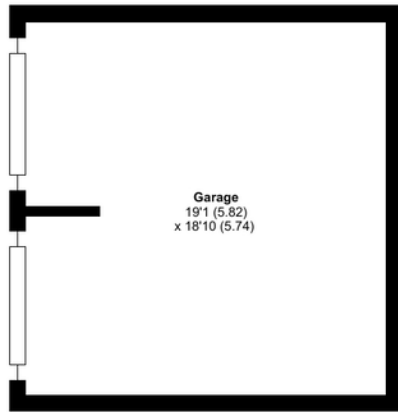
Higher Meadow, Cranbrook, Exeter, EX5

Approximate Area = 1200 sq ft / 111.4 sq m

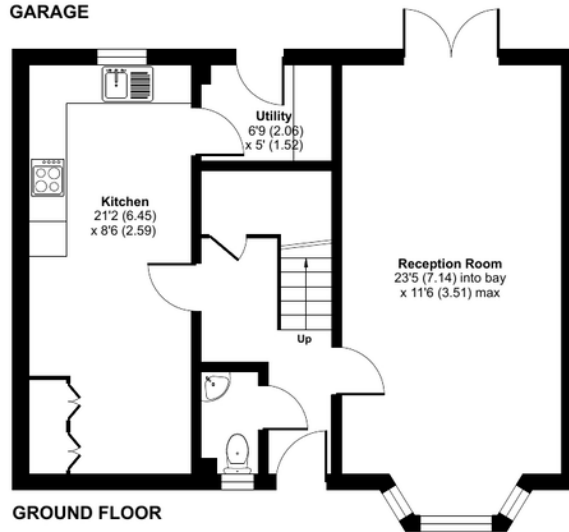
Garage = 367 sq ft / 34 sq m

Total = 1567 sq ft / 145.4 sq m

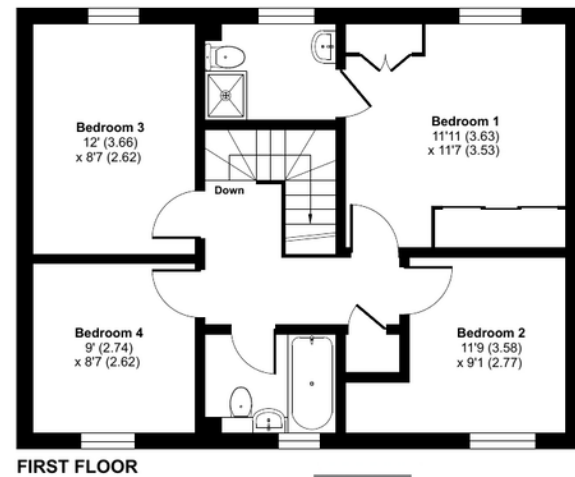
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Ashtons Complete (Complete Property). REF: 118751



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the location...

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7AX**





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