



Modern Detached FAMILY HOME

CHECK OUT this beautiful FAMILY HOME located on a quiet road in Cranbrook, with four spacious bedrooms, upgraded modern kitchen, separate Dining Room, generous Sitting Room, Family Bathroom, En-suite Shower Room, Cloakroom with Utility Area as well as landscaped, low maintenance Garden, Double Garage and Off-Road Parking.

20 Best Park | Exeter | EX5 7AG





PROPERTY TYPE

Detached House



SIZE

1679 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Double Garage, Off Road
Parking



OUTSIDE SPACE

Garden



EPC RATING

79C



COUNCIL TAX BAND

E



in a nutshell...

- 4 Spacious Bedrooms
- Upgraded Contemporary Kitchen
- Separate Dining Room
- Generous Lounge
- Downstairs Cloakroom with Utility Area
- Low Maintenance Garden
- Double Garage & Off Road Parking
- Quiet Road, with Little Traffic
- Easy access to M5, A30 & Exeter





the details...

This double fronted home is modern, spacious and immaculately presented throughout. Inside, it feels warm and welcoming with 2-zone community central heating and double glazing. A front porch creates a sheltered entrance way to the front door which leads directly into the generous entrance hall, with smart Amtico flooring throughout, a useful under stair cupboard and a decent sized study over looking the front of the property and the protected tree line.

On your right is the spacious and carpeted sitting room which is bright and airy due to the large double window overlooking the front of the property. At the rear is the fully integrated and modern kitchen, with an oven, combination microwave, ceramic hob, extractor fan, fridge/freezer and dishwasher. This room is beautifully presented with french doors leading directly out to the rear garden. Double doors lead from the kitchen to the dining room, which can also be accessed via the sitting room. This light and open room benefits from a secondary set of door leading to the garden. Completing the ground floor is a Cloakroom with an WC and wash basin that also doubles up as a Utility space with space and plumbing for a washing machine and tumble drier and practical storage.

Carpeted stairs lead from the entrance hallway to the landing on the first floor. On this floor there are four generous bedrooms. Bedrooms one and two both are substantial in size and benefit from large built in wardrobes, Bedroom one has the added benefit of an En-suite Shower Room, with a Vanity Unit, WC, Double Shower and Cabinet Storage. The further two bedrooms are also spacious and bright, overlooking the rear garden. Completing the first floor accommodation is the modern family bathroom with a tiled bath with shower over, vanity unit and WC.

Outside there is a detached single garage with electric roller doors, electric and lighting and Off-Road Parking to the front. The landscaped rear garden is low maintenance with paving throughout and completely enclosed making it safe for children and pets and the perfect place alfresco dining or BBQ's. Raised planters boarding the garden create an attractive outlook. A side gate creates alternative access and there is also a side door to access the garage.

Tenure - Freehold
Council Tax Band E



the floorplan...



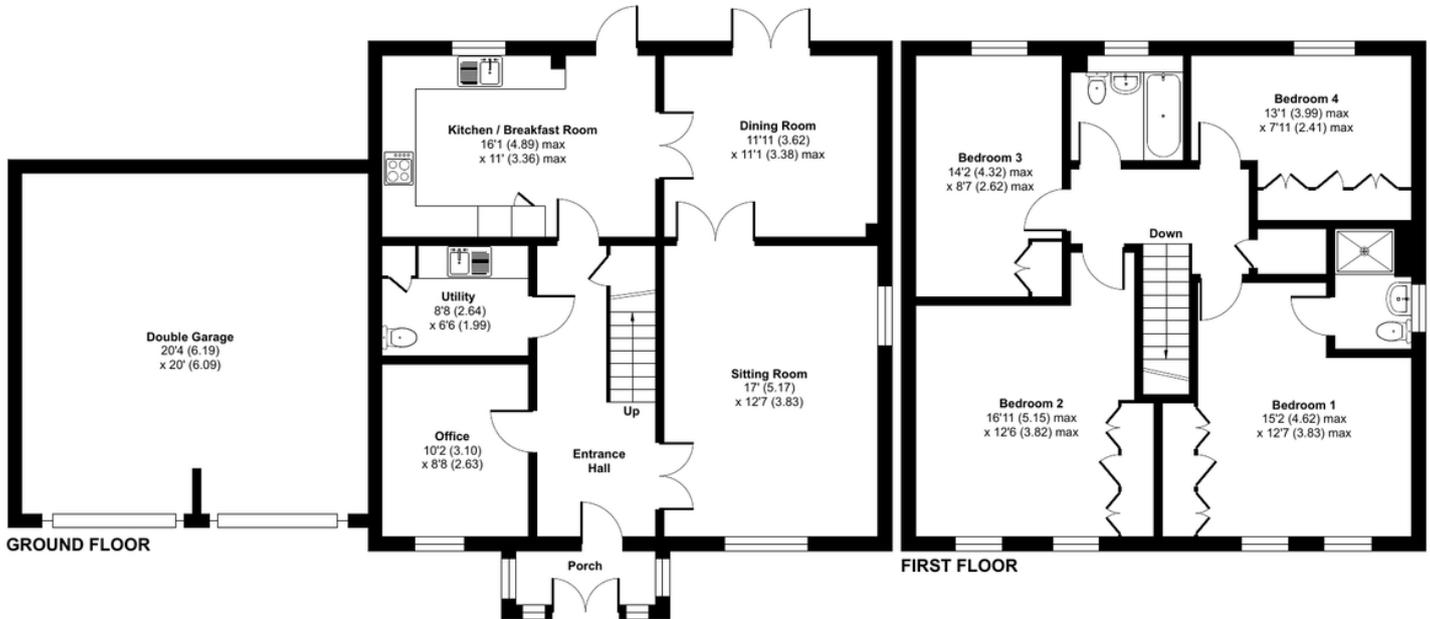
Best Park, Cranbrook, Exeter, EX5

Approximate Area = 1679 sq ft / 155.9 sq m

Garage = 406 sq ft / 37.7 sq m

Total = 2085 sq ft / 193.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1243163



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the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. 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. 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 highly regarded primary and secondary schools and a new town centre, shops and Morrisons supermarket. Shopping

Late night pint of milk: Co-op (0.2 miles)

Town centre (1 miles)

Supermarket: Morrisons (1 miles)

Relaxing

Beach: Exmouth (16 miles)

Park: Country Park (0.5miles)

Travel

Bus stop: Three Corner Field (0.1 miles)

Train station: Cranbrook (0.6 miles)

Main travel link: M5

Airport: Exeter (1.5 miles)

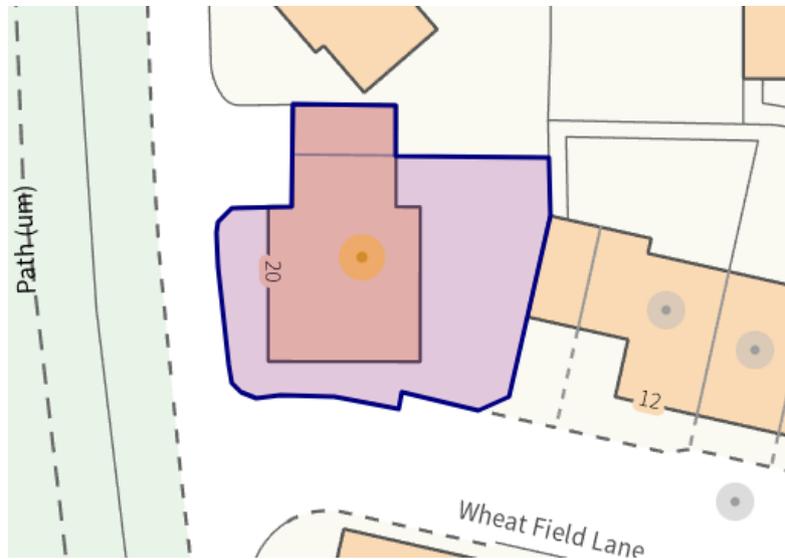
Schools

St Martins Primary School (0.2 miles)

Cranbrook Education Campus (1.5 miles)

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7AG**





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

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