



Modern Semi-Detached Town House

CHECK OUT this modern semi-detached HOME in Cranbrook, arranged over 3 floors with 4 Bedrooms, Second Floor Living Room, Large Open Plan Kitchen/Dining Room, Bathroom, Cloakroom and 2 En-suite Shower Room's as well as enclosed rear garden, a Leasehold Garage and off-road parking space.

33 Tillhouse Road | Exeter | EX5 7FD



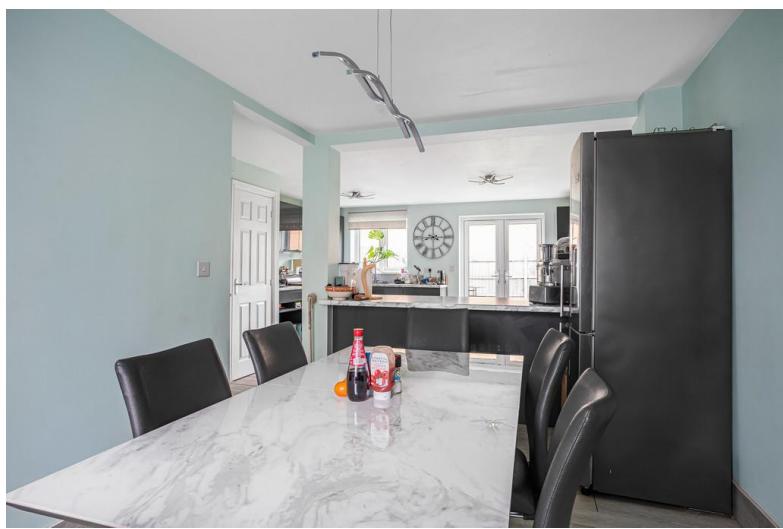


the details...

A paved pathway leads through the front garden to the front door, sheltered beneath a practical storm porch. Inside, the property immediately feels warm and inviting, benefiting from community central heating and double glazing. Arranged over three floors, the home provides spacious, versatile accommodation ideal for modern family living.

The generous entrance hallway sets the tone, with wood-effect tiled flooring that continues throughout the ground floor. Stairs rise to the first floor, and there's a useful cloakroom fitted with a WC and wash basin.

A second door leads into the impressive open-plan kitchen/dining room, offering generous worktop space and sleek units that provide excellent storage. The kitchen is fitted with a full range of integrated appliances, including an electric oven, induction hob with extractor, fridge/freezer, washing/drier, dishwasher and under-counter freezer. French doors open directly onto the rear garden, while the loosely defined dining area provides ample room for family meals and entertaining.





Carpeted stairs rise to the first-floor landing, where you'll find a comfortable sitting room featuring a Juliet balcony that brings in plenty of natural light. This generous space is bright and airy and could easily be reconfigured to create a fifth double bedroom if preferred.

Across the landing sits a well-appointed double bedroom, complete with its own en-suite shower room fitted with a shower, WC and wash basin.



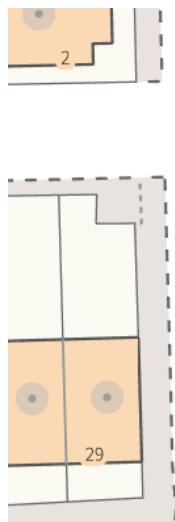


Further carpeted stairs lead to the second floor, which hosts three additional double bedrooms and a separate family bathroom. Two of the bedrooms are well-proportioned doubles, while the principal bedroom enjoys the added benefit of its own private en-suite, fitted with vinyl flooring, a tiled shower, wash basin and WC. The main bathroom is smartly designed, offering a bath with shower over, wash basin and WC

Outside, the rear garden is fully enclosed and features a small patio alongside an area of artificial lawn, creating a safe and low-maintenance space for children and pets. A garden gate provides access to the garage, which sits beneath a neighbouring coach house, as well as a wider-than-average off-road parking space.

Tenure - Freehold
Council Tax Band D







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