



21 BEST PARK, CRANBROOK, EX5 7AF



# 21 BEST PARK, CRANBROOK, EX5 7AF

Discover a substantial modern family home arranged over three generous floors, offering space, comfort and flexibility throughout. The property features five double bedrooms, including two beautifully appointed en-suite rooms, along with a welcoming lounge, a versatile dining room or study, a spacious kitchen and dining area, a useful utility room and a large conservatory that opens onto the garden. Outside, a triple garage and ample driveway parking provide excellent practicality, while the private enclosed rear garden creates a peaceful setting for relaxing or entertaining.

Tenure - Freehold  
Council Tax Band F



DETACHED HOUSE



Town



5  
Bedrooms



3  
Bathrooms



2 Reception  
rooms



Off Road Parking,

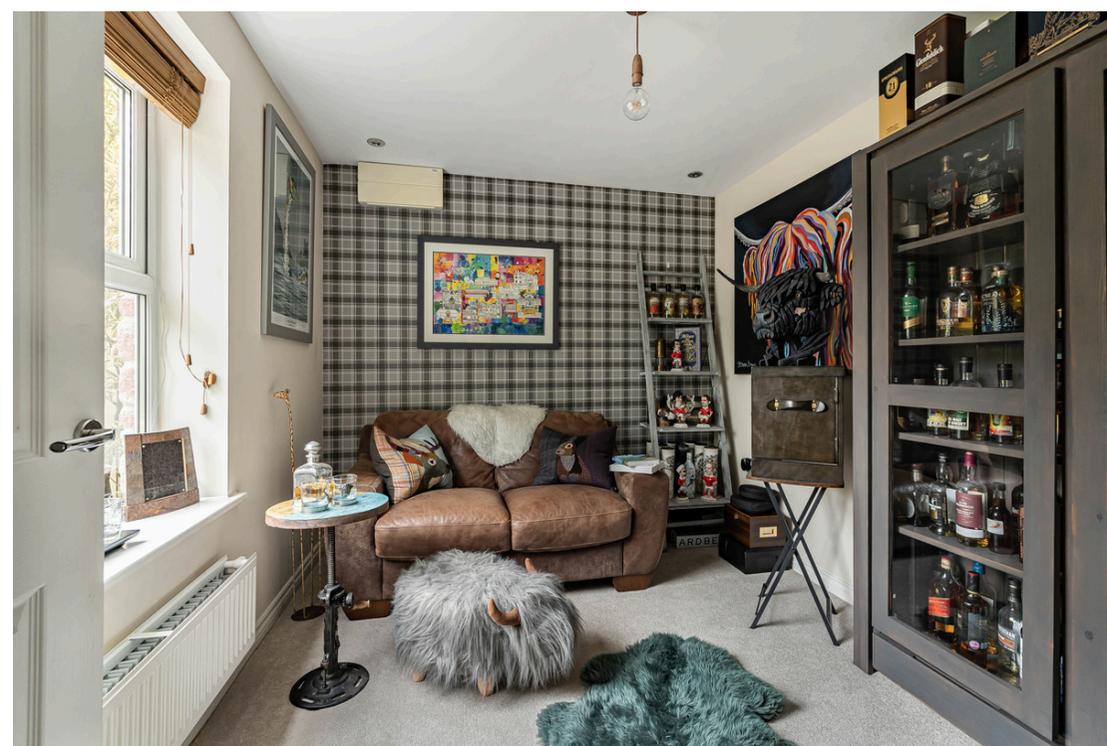


CONSERVATORY,  
TRIPLE GARAGE



Council  
Tax: F





**Approximate Gross Internal Area 2231 sq ft - 207 sq m  
(Excluding Garage)**

Ground Floor Area 973 sq ft – 90 sq m  
First Floor Area 751 sq ft – 70 sq m  
Second Floor Area 507 sq ft – 47 sq m  
Garage Area 617 sq ft – 57 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





# THE HOME...

Set back from the road, this beautiful home enjoys a real sense of privacy as the driveway opens into a wide tarmac parking area positioned in front of the triple garage.

The front door opens to a generous entrance hallway. Inside, it is beautifully presented with light and neutral décor throughout and feels warm and welcoming with community central heating and double glazing.

Gloss tiles flow from the entrance hall through to the spacious and bright kitchen and dining area at the rear of the home. The kitchen is a well-designed space for everyday living and entertaining, offering generous work surfaces, plenty of storage and integrated appliances including an electric oven, induction hob and dishwasher. Bi-fold doors open into the large conservatory, filling the room with natural light and providing direct access to the rear garden for a seamless indoor/outdoor feel. A separate utility room sits just off the kitchen, adding further convenience with additional storage and an integrated washer/dryer.

The spacious sitting room is found on your right as you enter the property. This room is carpeted with a front facing window and benefits from an electric fireplace that creates a warming focal point.

Completing the ground floor is a flexible dining room/office space, along with a cloakroom fitted with a WC and wash basin.

The first floor provides four comfortable double bedrooms along with the main family bathroom, which includes a gloss-tiled floor, a WC, a tiled bath with a shower over and a heated towel rail. Bedroom two also enjoys a luxurious en-suite with floor-to-ceiling tiles, a double shower, a WC, a wash basin and a heated towel rail.

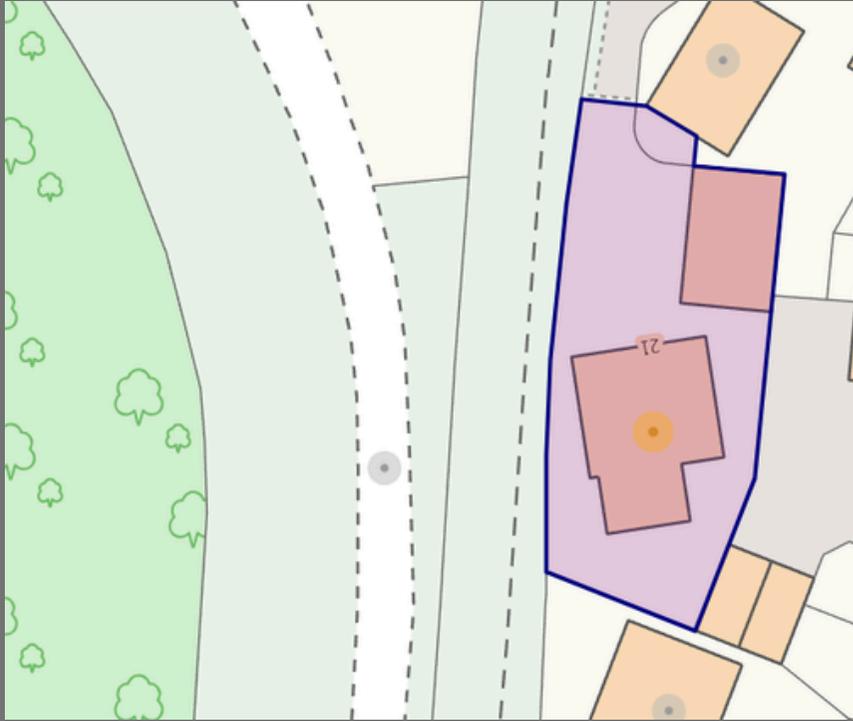
A door from the landing leads to the second-floor master bedroom, a true showpiece space filled with natural light from the large gable-end windows overlooking the countryside, the skylights and the French doors that open onto balconies on either side of the home. The room is exceptionally generous and includes fitted wardrobes along with a subtly separated, elegant en-suite featuring a gloss-tiled floor, a walk-in rainfall shower, a bath, a WC, a his-and-hers vanity unit and additional French doors to a third balcony.

Outside, the rear garden wraps around both sides of the property and is mainly laid to lawn, complemented by a patio area and a useful garden shed. The setting feels wonderfully private, with open countryside bordering one side. A side gate provides access to the driveway and the triple garage, which is arranged as one single and one double. Two of the garages are fitted with electric up-and-over doors and all three benefit from both lighting and power.

Tenure - Freehold  
Council Tax Band F







## LOCATION

Please check Google maps for exact distances and travel times. Property postcode: EX5 7AF





Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY: All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

SIGNATURE HOMES

complete.