



Detached FAMILY HOME

CHECK OUT this fantastic four-bedroom property with great kerb appeal! Complete with a lovely living room, spacious kitchen diner, low maintenance garden and bedrooms to fit the requirements of any kind. The property comes with parking in front of an integral garage which has fitted electrics, a nice-size front garden and a private outlook at the front of the property. Well worth a look!

29 Copseclose Lane | Exeter | EX5 7AP





PROPERTY TYPE

Detached Home



SIZE

1,114 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

73 C



COUNCIL TAX BAND

E



in a nutshell...

- Four Bedrooms
- Landscaped Sunny Garden
- Modern Kitchen/Diner
- Garage & Parking
- Brilliant & Private Outlooking View
- Easy access to local transport links
- Easy access to M5 and A30
- Great Condition - Turn-Key!
- Near New Town Centre





the details...

Copseclose Lane is a beautifully presented four bedroom family home, ideally positioned in a sought-after part of Cranbrook and enjoying the rare advantage of open green space to the front, a feature that is highly uncommon within the area and gives the property a much more open and peaceful outlook.

Approaching the property you are welcomed by a charming front garden and a driveway providing off road parking in front of an integral garage, which benefits from an electric power supply. Stepping through the front door, a bright and welcoming hallway provides the perfect introduction to the home. The hallway features stylish laminate flooring and leads to a well decorated ground floor WC. The living room, located as the first door on the left, is a comfortable and inviting space finished with practical vinyl flooring.

To the rear of the property is a generously sized kitchen/dining room, offering ample space for a dining table, making it a fantastic area for both everyday meals and entertaining. The kitchen is well equipped with a sink, double oven, and space for a dishwasher. Patio doors lead directly from the kitchen out to the rear garden providing access to the rear garden, as well as a lovely bright feel to the area.

Upstairs, the property continues to impress with a spacious landing that leads to four well proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom, providing excellent accommodation for growing families or those needing additional home office space.

Outside, the rear garden is a fantastic size and has been thoughtfully designed to be low maintenance. A large patio area provides the perfect space for outdoor dining and entertaining, while gravelled sections keep upkeep minimal. Surrounding flower beds run around the perimeter of the garden, adding colour and character throughout the seasons.

One of the most special features of this home is its outlook. The property enjoys uninterrupted views over green space to the front - something rarely available in Cranbrook, giving a sense of openness, privacy, and tranquillity that is difficult to find within the development.

This is a wonderful opportunity to purchase a spacious and well located family home with a unique outlook, well worth arranging a viewing with us.

Tenure: Freehold
Council Tax Band E



the floorplan...

Approximate Gross Internal Area 1114 sq ft - 104 sq m (Excluding Garage)

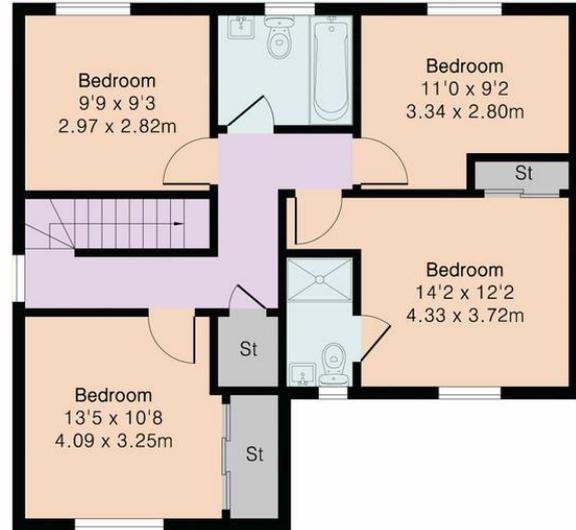
Ground Floor Area 459 sq ft – 43 sq m

First Floor Area 655 sq ft – 61 sq m

Garage Area 203 sq ft – 19 sq m



Ground Floor



First Floor



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complete.

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