



Detached FAMILY HOME overlooking Country Park

CHECK OUT this DOUBLE FRONTED, Modern Detached FAMILY HOME overlooking Country Park. Corner Plot, 4 Bedrooms, Study, Living Room, large Kitchen Dining Room, En-suite Shower, converted Garage, Parking, enclosed rear Garden & Patio. Fabulous views over the country park. Close to Schools & Shops

20 Post Coach Way | Cranbrook | EX5 7BS



thoroughly good property agents



PROPERTY TYPE

Detached house



SIZE

1,779 sq ft



LOCATION

Devon



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Eon District Heating System



PARKING

Double Garage



OUTSIDE SPACE

Garden, Large Garden, Patio



EPC RATING

78C



COUNCIL TAX BAND

E



### in a nutshell...

- 4 Bedrooms
- Study + Living Room
- Large Kitchen Dining Room
- Double Bay Fronted design
- Ensuite Shower, Bathroom + Cloakroom
- Converted Garage & Parking
- Home gym, music room & store rooms
- Enclosed Garden & Private Patio
- CHAIN FREE





## the details...

A stunning, modern detached family home with four bedrooms, master en suite, a converted garage, parking and enclosed rear garden with fabulous views over the country park and a short walk from the shops, schools and amenities in the new town of Cranbrook, with excellent road and rail links to the city of Exeter.

The entrance hallway has beautiful engineered-oak flooring which continues throughout the ground floor

A study is a good size and is filled with light from dual-aspect bay windows, with fitted shutters, offering superb views over the country park. Across the entrance hallway is a generously sized living room which has a bay window to the front with shutters, and French doors to the rear garden.

Kitchen/dining room which is filled with light from dual-aspect windows. The kitchen is modern with plenty of solid-quartz worktops along three sides, and an extensive range of gloss-white fitted base, drawer and wall units providing ample cupboard space. Well-equipped too, there are two built-in fan ovens, with a five-ring ceramic hob, glass splashback and an extractor hood above, an inset sink with a mixer tap and a draining board carved into the quartz worktop and integrated appliances include a washing machine, dishwasher and fridge/freezer. There is a half glazed back door to the garden and the dining area has plenty of space for eight or ten places around a table, ideal for a dinner party or family celebration.

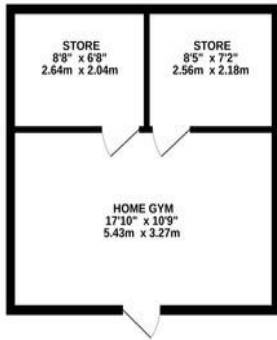
Upstairs, the master bedroom is a spacious double with a window to the rear and a bay window to the front from where there are more of the fabulous views over the country park. It has an en suite shower room with a vinyl floor and fully-tiled walls containing a double-shower, a WC, a pedestal basin, a chrome heated towel rail and a medicine cabinet with a mirror door. There are three further light and airy bedrooms, two good-sized doubles, both with dual-aspect windows one with a bay window and views over the country park, and a single, currently used as a dressing room. The family bathroom has a vinyl floor and stylish part-tiled walls containing a bath with a shower and glass screen above, a pedestal basin, a WC and a chrome heated towel rail, and the spacious landing offers an airing cupboard with slatted shelving for linen, and a hatch in the ceiling providing access to the loft space where there is additional light storage.

Outside, the rear garden is a good size, private and L-shaped and is fully-enclosed making it safe for both children and pets. There is a terrace of paving and areas of decorative gravel with two olive trees and a couple of Acers, making a wonderful low-maintenance outside space for alfresco dining or a barbecue. There is an outside tap for convenience and a gate to the tarmac driveway where there is parking for two cars with more available on-road nearby.

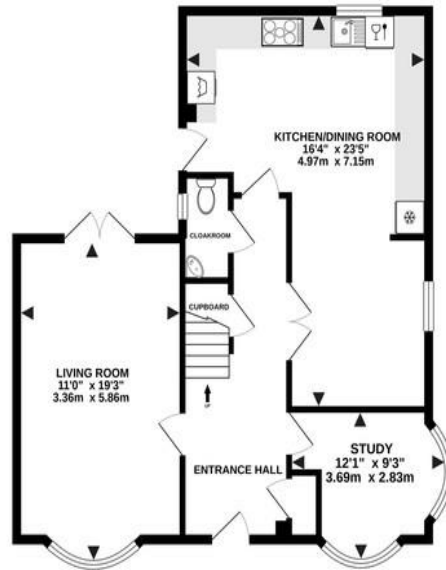


# the floorplan...

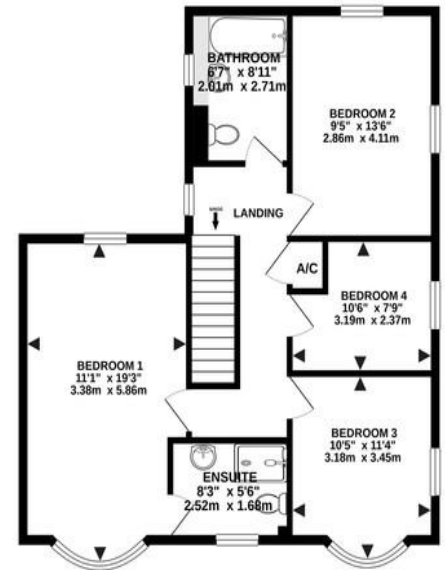
FORMER GARAGE  
318 sq.ft. (29.5 sq.m.) approx.



GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1772 sq.ft. (164.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## the location...

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7BS**





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