



A modern three bedroom, end terrace house located in Cranbrook with a garage, parking and enclosed rear garden.

20 Shareford Way | Cranbrook | EX5 7EZ





PROPERTY TYPE

End terraced property



SIZE

1,078 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District heating system



PARKING

Garage and off road parking



OUTSIDE SPACE

Garden



EPC RATING

82



COUNCIL TAX BAND

D



in a nutshell...

- Well presented throughout
- Porcelain tiled flooring
- Modern kitchen/diner
- Light and airy living room
- Master ensuite
- Built in wardrobes
- Enclosed rear garden
- Garage and parking



the details...

A modern end of terrace family home with three bedrooms, a master en suite, a garage, parking and an enclosed rear garden, in the town of Cranbrook with excellent road and rail links to the city of Exeter.

A paved path leads to the entrance sheltered beneath a storm porch, beside a front garden with beds of hardy shrubs. Inside, it is well-presented with light and neutral decor throughout and feels warm and welcoming with double glazing and district central heating.

The entrance hallway has a beautiful porcelain tiled floor, a carpeted staircase rising to the first floor with a store cupboard beneath, and a convenient ground floor cloakroom with a WC and basin.

The elegant porcelain flooring continues into a light and airy kitchen/dining room which has plenty of light from a wide window to the front. The kitchen is modern with plenty of wood-effect worktop space, tiled splashbacks and a range of cream fitted base, drawer and wall units providing ample cupboard space. There is a built-in fan-oven with a ceramic hob, stainless-steel splashback and an integral extractor hood above, a stainless-steel sink with a mixer tap, and a comprehensive range of integrated appliances including a fridge/freezer, washing machine and dishwasher. The heat exchanger for the community central heating and hot water system is hidden within a matching cupboard, and there is plenty of space for a table and seating, ideal for mealtimes.

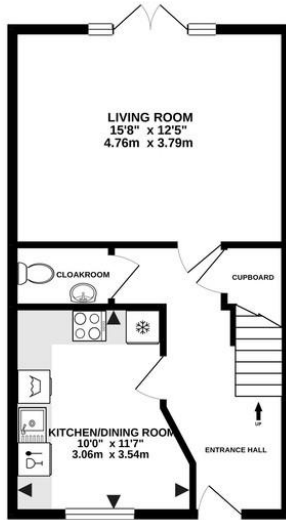
The living room is a good size, carpeted and filled with light from windows and French doors to the garden.

Upstairs, the master bedroom is a decent sized double with a fitted wardrobe that has sliding mirror doors and an en suite shower room which has a durable oak-effect vinyl floor, containing a shower, a WC and a pedestal basin, with matching tiling above the shower and basin. There are two further light and airy bedrooms, a double with a fitted wardrobe with sliding mirror doors, and a single bedroom. A family bathroom is identical in style to the en suite, containing a bath with a shower and glass screen above, a pedestal basin and a WC, with matching tiling above the bath and basin. A hatch in the landing ceiling provides access to the loft space where there is additional light storage.

Outside, the rear garden is fully enclosed making it safe for both children and pets. There is a paved patio and a level lawn, making a great outside space for entertaining, be it a barbecue or alfresco dining. There is an outside tap, and a gate at the side leads to the front of the garage with lights and power, storage above in the rafters and an up and over door to the tarmac driveway, where there is additional parking for one car with more on-road nearby if required.



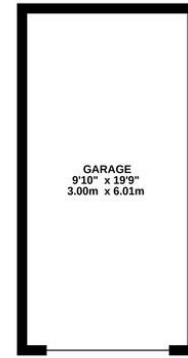
GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



GARAGE
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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...

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 which is just a 10 minute walk away connecting to the city centre. There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school.

Shopping

Late night pint of milk: Co op 0.7 mile

Town centre: 0.7 mile

Supermarket: Sainsbury's 4.6 miles

Relaxing

Beach: Exmouth 12.4 miles

Park: 0.9 mile

Travel

Bus stop: 0.6 mile

Train station: Cranbrook 0.9 mile

Main travel link: M5 3.5 miles

Airport: Exeter 2.6 miles

Schools

St Martin's Primary School: 0.7 mile

Cranbrook Education Campus: 1.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7EZ**

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

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Cranbrook

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how to get there...

Starting from our Cranbrook office, continue on Younghayes Road towards the Younghayes Centre and proceed onto Tillhouse Road. Turn right onto Whiteways and turn right onto Shareford Way where you will find the property.