



A three bedroom, semi detached house located in Cranbrook with a master bedroom ensuite, an enclosed rear garden and garage.

34 Shareford Way | Cranbrook | EX5 7EZ



thoroughly good property agents



PROPERTY TYPE

Semi-detached house



SIZE

1,085 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Distri ct heating system



PARKING

Garage and parking



OUTSIDE SPACE

Enclosed rear garden



EPC RATING

82



COUNCIL TAX BAND

D



in a nutshell...

- Well presented throughout
- Modern kitchen/diner
- Light and airy living room
- Downstairs cloakroom
- Master ensuite
- Enclosed rear garden
- Garage and parking
- Close to amenities



the details...

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

A paved doorstep is sheltered beneath a storm porch, beside a front garden with neatly trimmed hardy shrubs. Inside, it is well-presented with light and neutral decor throughout feeling warm and welcoming. The entrance hallway has a durable oak-effect vinyl floor, a carpeted staircase rising to the first floor with a storage area and a handy cupboard beneath, and a convenient ground floor cloakroom with a WC and basin.

The vinyl flooring continues into a good sized kitchen/dining room which has plenty of light from a wide window to the front. It has a modern fitted kitchen in cream with plenty of cupboard space and oak-effect worktops on two sides complete with tiled splashbacks. There is a built-in double-oven with a ceramic hob, stainless-steel splashback and extractor hood above, a one and a half-bowl stainless-steel sink with a mixer tap, and integrated appliances include a fridge/freezer, a washing machine and a 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.

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

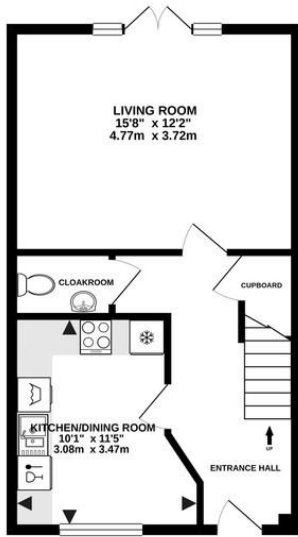
Upstairs, the master bedroom is a light and airy double with a fitted double wardrobe with sliding mirror doors, and an en suite shower room which has a tile-effect laminate floor containing a shower, a WC and a pedestal basin, with matching tiling above the shower and basin.

There are two further light and airy bedrooms, a double and a single. A family bathroom has a tile-effect laminate floor and part-tiled walls containing a bath, with a shower and folding glass screen above, a pedestal basin and a WC, all in white. The landing has a hatch in the ceiling providing access to the loft space where there is additional light storage.

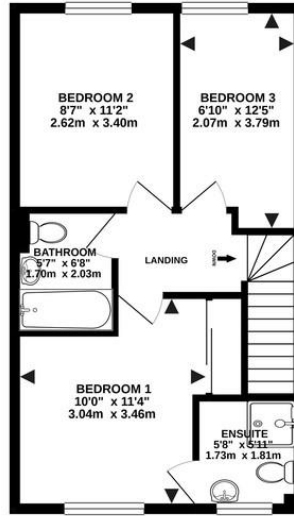
Outside, the rear garden is fully enclosed making it safe for both children and pets. There is a paved patio and a healthy level lawn making a great outside space for entertaining, be it alfresco dining or a barbecue. There is an outside tap and a gate at the side provides alternative access to the tarmac driveway and the single garage which has lights and power and an up and over door. The driveway provides additional parking for two cars.



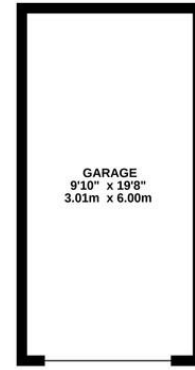
GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



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



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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 just 10 minutes 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: Sainsburys 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**

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how to get there...

Starting from our Cranbrook office, continue on Younghayes Road towards the Younghayes Centre proceed onto Tillhouse Road. Turn right onto Shareford Way, bear around to the left to stay on Shareford Way where you will find the property.

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