



£250,000

Porter Grove, Cranbrook EX5 7EX

Semi-Detached House | 2 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Off Road Parking for two cars
- Open plan Lounge /Dining/ kitchen Area
- Downstairs Cloakroom
- Two Double Bedrooms
- Family Bathroom
- NHBC Warranty
- Enclosed Garden

Main Particulars

Right at Home are pleased to bring to the market this lovely two bedroom semi detached property with a driveway large enough to park two cars . The accommodation comprises; Cloakroom, kitchen, lounge/diner to the ground floor. On the first floor there are two bedrooms and a family bathroom. The property has UPVC double glazed windows and Biomass central heating by Eon. The property is in close proximity to the train station, various shops and takeaways, doctors surgery Cranbrook Education Campus, the Young Hayes Centre and the Cranberry Farm public house. An ideal property for a First Time Buyer. An early viewing is highly recommended

Approached from the road, gravel borders either side of a paved path with a tree and shrubs leading to the composite front door with obscure glazed panel and spy hole.

Hallway - Wall mounted radiator, ceiling light, tiled flooring, smoke alarm, carbon monoxide alarm, electric circuit box, doors to:

Cloakroom - White suite comprising low level toilet and matching hand basin, tiled splashback, window to the front aspect, tiled flooring, ceiling light.

Kitchen - 3.07m x 1.85m 10' 1" x 6' 1" Modern fitted kitchen with a range of contemporary white high gloss matching wall and base units with round edged laminate work surfaces over, electric hob, built in electric oven and extractor hood over, space for a free standing washing machine and dishwasher, built in fridge/freezer, stainless steel single sink with drainer and mixer taps, UPVC window to the front aspect, tiled flooring, space for a dining table, useful under stairs storage cupboard, spot lights in the ceiling, radiator.

Lounge/Dining Room - 4.52m x 4.05m 14' 10" x 13' 3"

Spacious lounge/dining room, High gloss floor tiles throughout, UPVC doors to the rear of the property, TV point, Aerial point, ceiling lighting, two wall mounted radiators.

Stairs leading to the first floor

Bedroom 1 - 4.05m x 3.42m 13' 3" x 11' 3" Double bedroom, wall hung radiator, UPVC window to the rear, room for a large wardrobe and dressing table, carpeted.

Bathroom - White suite comprising of panelled bath with shower and glass shower screen, low level toilet and wash hand basin, part tiled wall around the bathroom to the sink and fully tiled walls around the bath, tiled flooring, wall mounted towel radiator, ceiling spotlights, and window to the side aspect.

Bedroom 2 - 4.05m x 2.80m 13' 3" x 9' 2" - Double bedroom, wall hung radiator, built in wardrobe, carpeted, UPVC window to the front aspect.

Outside -

The rear garden is fully enclosed ,mostly lawned with a patio area, wood fenced surround with gate to access the driveway, it has a wooden shed for storage and an outside tap.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



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