



£335,000

Shareford Way, Cranbrook, Devon

End of Terrace | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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Step Inside

Key Features

- Immaculately Presented Throughout
- Modern Three Bedroom End Terraced Home
- Master Bedroom with Ensuite
- Spacious Kitchen Dining Room
- Downstairs W.C. / Utility Room
- Fully Enclosed Landscaped Garden
- Garage & Driveway
- Quiet Location
- Popular Bovis Homes 'Sheringham' Home
- Close Proximity To Excellent Transport Links, Schools & Amenities

Property Description

*THREE BEDROOMS * DOUBLE BAY FRONTED BOVIS HOMES' 'SHERINGHAM' * END TERRACED * IMMACULATELY PRESENTED * KITCHEN / DINER * CLOAKROOM & UTILITY * EN-SUITE * GARAGE & DRIVEWAY * LANDSCAPED GARDEN * CLOSE TO NEW TOWN CENTRE *

Main Particulars

A fantastic opportunity to acquire this Bovis Homes 'Sheringham', a beautiful double bay fronted 3 bedroom end terraced family home, immaculately presented throughout and only a short distance to the local country park and new Town Centre, together with convenient access to excellent road and rail links. Viewing highly recommended.

Inside, this property is beautifully presented with natural décor throughout and in ready to move into condition, with community central heating and double-glazing. Light and spacious throughout, this lovely home offers a welcoming entrance hall, leading into a spacious living room which is filled with naturally flowing light from the dual aspect windows and large fronted bay window, making this an inviting space for relaxation or entertaining.

The modern kitchen/dining room is a culinary enthusiast's dream. Equipped with built-in appliances and plenty of worktop and cupboard space, it offers both functionality and style, making this a great space for entertaining with family and friends. With ample space for a dining table, again bay fronted window and French doors providing naturally following light, leading out to the level garden. Downstairs also offers a useful and handy utility space / W.C with additional storage.

The upstairs features three bedrooms, two doubles and one generous single, with the master bedroom boasting an en-suite shower room, providing privacy and convenience and a great sized modern family bathroom. The master bedroom and bedroom 2 are light and airy from the bay fronted windows.

Outside, the beautifully landscaped side garden is fully enclosed, making this a safe space for children and pets. Fully pathed on two levels and a corner feature, this garden has been designed with easy maintenance in mind and a great space for relaxing or entertaining, be it alfresco dining or a family barbecue. With a handy gate to front of the property and doorway into the garage for convenience.

This perfect family home is located in the popular residential town of Cranbrook. With easy access to public transport and major transport links including the M5, A30, Exeter International Airport, Sowton Industrial Estate, the Met Office and Cranbrook train station which has a direct train to Exeter and London Waterloo. The property is conveniently located to the new Town Centre, St Martin's C of E Primary and Nursery School, Cranbrook Education Campus, Cranberry Farm Public House, the Country Park, local shop and new supermarket.

Council Tax Band: D

Tenure: Freehold

Access

Off the public footpath, there is a slabbed path leading to the front door with a storm porch over and courtesy light. Knee height walled front and side side garden laid to predominantly mature scrubs. Also leading off the public footpath, to the right hand side of the property, is a gate access into the side main garden.

Entrance Hall

Stairs to upper landing, matching tiled effect vinyl flooring, wall mounted radiator, smoke detector, under stair shoe storage also housing broadband and telephone inlet. Door to...

Downstairs W.C. / Utility Room

Modern white matching pedestal hand basin with tiled splash back and low level W.C. Integrated washing machine with laminate roll top work surface above. Laminate roll top work surface shelf above the W.C. Door to full height storage cupboard, also housing the E-On district heating boiler which provides hot water and central heating. Wall mounted electricity consumer unit. Matching tiled effect vinyl flooring and wall mounted radiator.

Kitchen / Dining Room

Excellent range of high gloss cashmere grey eye level, base and drawer units with rolled edged grey woodgrain effect worktop over. Stainless steel bowl and a half sink with mixer tap and single drainer. Integrated appliances to include electric double oven, electric hob with white glazed splashback and stainless steel extractor hood over, dishwasher and fridge/freezer. Matching tiled effect vinyl flooring. Two wall mounted radiators, inset spotlights to ceiling in kitchen area. Plenty of space for a large dining table for entertaining. uPVC bay window to front aspect and uPVC window and uPVC French doors providing access and outlook to the garden.

Living Room

Dual aspect uPVC windows to side aspect and bay window to front aspect. Two wall mounted radiators and electric flame effect fire and thermostat. Light brown coloured carpet.

First Floor Landing

Matching grey carpet. Wall mounted radiator, smoke detector and isolation switch for family bathroom extractor fan. Loft hatch. uPVC window to front aspect.

Master Bedroom

Matching grey carpet. Bay fronted uPVC window to front aspect. Built in double wardrobe and wall mounted radiator. Door into...

En-suite Shower Room

Modern matching white suite with glazed sliding door double shower cubicle with mains shower and tiled surround, pedestal wash basin and low level W.C. Grey tiled flooring. Inset spotlights to ceiling. Large extractor fan, wall mounted chrome heated towel rail and shaver socket. Obscure uPVC window to side aspect.

Bedroom 2

Matching grey carpet. Dual aspect uPVC window to side aspect and bay window to front aspect. Wall mounted radiator.

Bedroom 3

Matching grey carpet. uPVC window to side aspect. Wall mounted radiator.

Bathroom

Modern matching white suite with bath and mains shower over, fully grey tiled surround and glass shower screen. Wall mounted W.C and wash basin. Grey tiled flooring and inset spotlights to ceiling. Large extractor fan and chrome heated towel rail.

Garden

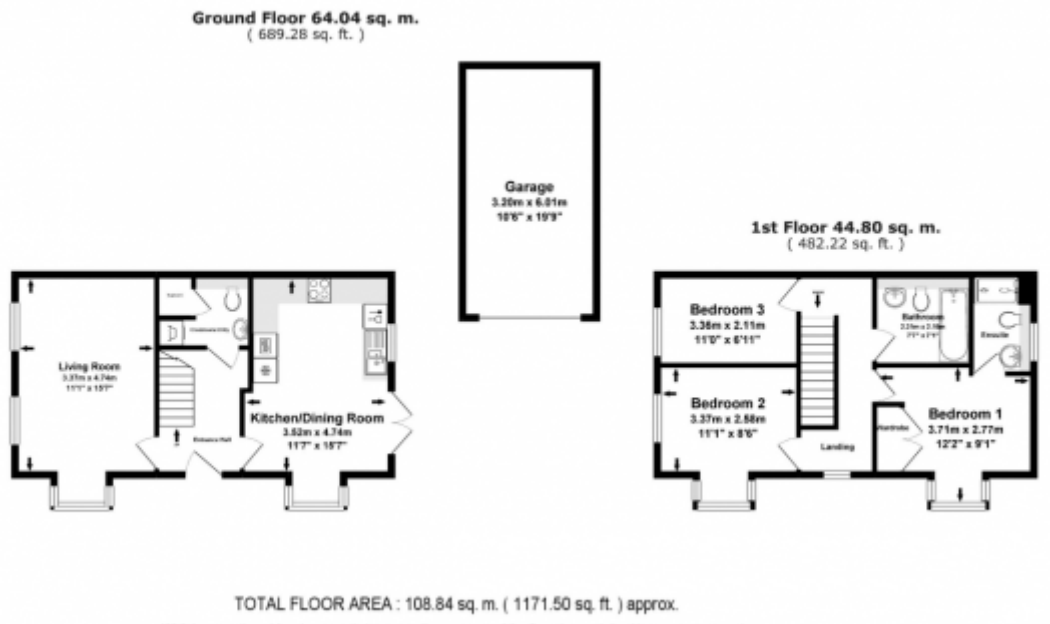
Fully enclosed landscaped split level garden, fully paved with borders of mature shrubs and corner garden feature. The outside space has been designed for ease of maintenance in mind. Gate access to the front of the property and doorway into the garage. The garden is enclosed with timber fencing on one side and brick wall to

the other.

Garage

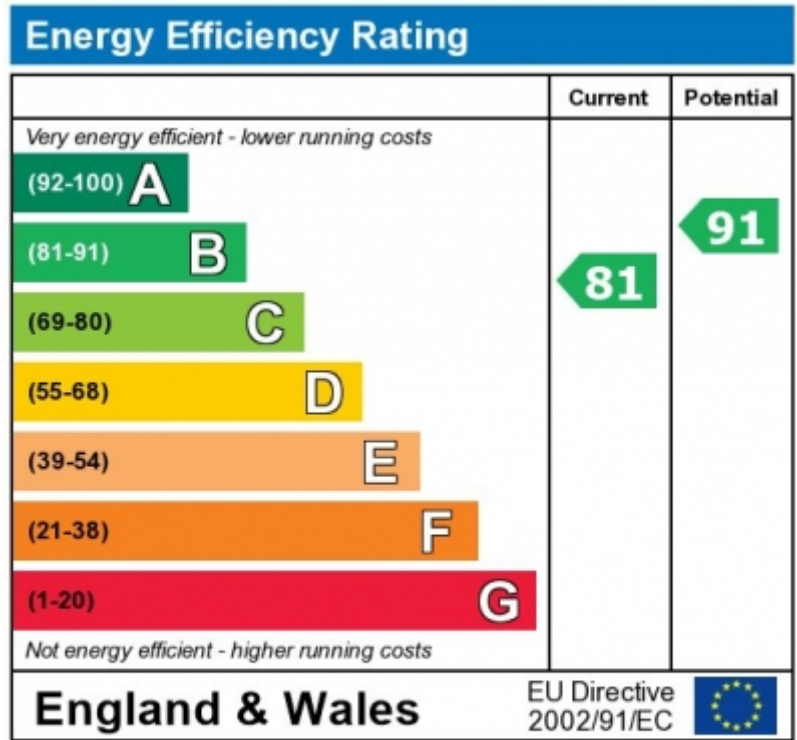
Single garage has an up and over metal door, power and lighting with a single driveway to the front for parking one vehicle.





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 © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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