

HUNTERS[®]

HERE TO GET *you* THERE



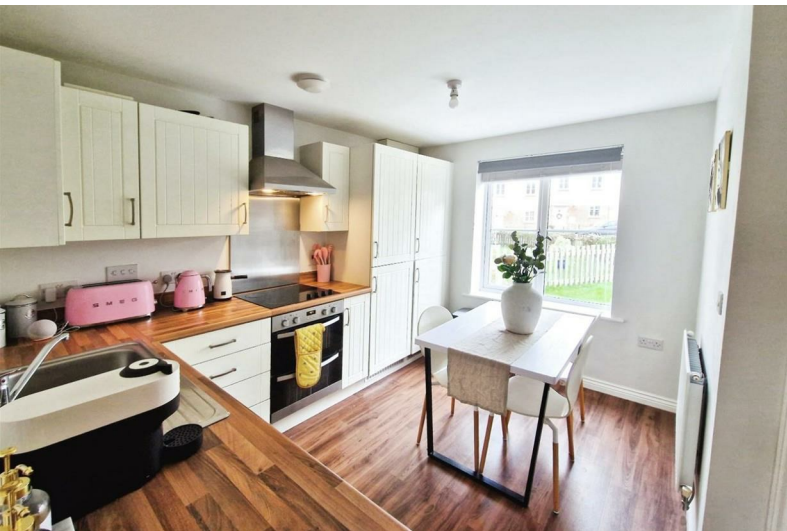
Barn Orchard

Cranbrook, EX5 7AE

Offers Over £330,000



Council Tax:



37 Barn Orchard

Cranbrook, EX5 7AE

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Entrance Hall

Via door with obscured window to front, radiator, stairs to first floor and door to:

Kitchen/ Dining room

12'8" x 11'7" (3.86 x 3.53)

Eye level and base level units with matching up stands, roll top work surfaces integrated dishwasher, fridge freezer and electric hob, integrated oven and grill with extractor over, window to front, space for dining table, one and a half bowl sink unit with drainer and mixer tap over, radiator. Opening to lounge area:

Lounge

16'2" x 13'9" (4.93 x 4.20)

Patio doors to the rear aspect, window to the rear aspect, radiator:

WC

Low level WC, hand wash basin and radiator:

1st Floor Landing

Storage cupboard, radiator and window to front, stairs to master bedroom. Doors to all other rooms:

Bedroom four

5'10" x 11'1" (1.77 x 3.38)

Window to rear aspect radiator:

Bedroom two

10'2" x 11'1" (3.10 x 3.38)

Window to rear aspect and radiator:

Family bathroom

5'7" x 6'8" (1.70 x 2.02)

Matching white suite with panelled bath and mains shower over, low level WC, hand wash basin and radiator:

Bedroom three

10'9" x 9'5" (3.28 x 2.87)

Window to front aspect, radiator:

Partial landing

Doors to the master bedroom and En-suite

Master bedroom

19'8" x 12'7" (at largest point) (5.99 x 3.84 (at largest point))

Dual aspect room with window to front and velux window to rear, radiator, built in storage cupboard and door to:

En-suite shower room

3'3" 229'8" x 9'5" (1.70 x 2.86)

Walk in shower, partially obscured window to rear aspect, low level WC and hand basin:

Outside

The front garden which is mainly lawn and has shrubs surrounding, there is a small fence which is gated with a pathway leading to front door:

The rear garden is fully enclosed has a patio area but is mainly lawn has stepping stones giving access to a stone chipped pathway at the rear. There is a pathway to the side of the house that gives access to your GARAGE (with light) and parking space in front:

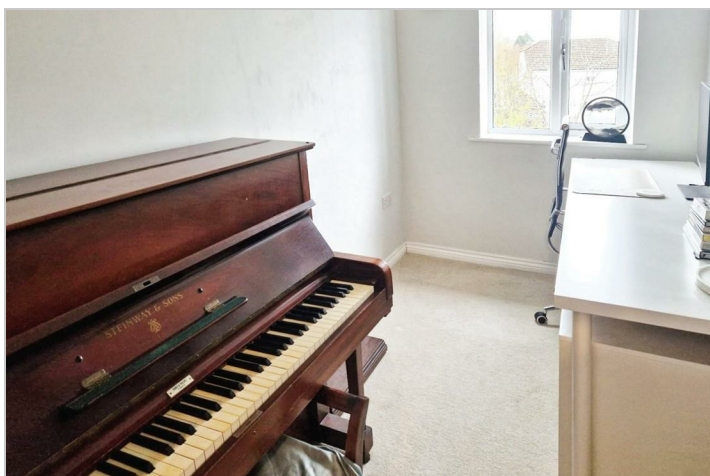
Nestled in the charming area of Barn Orchard, Cranbrook, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and privacy.

The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure, while the contemporary bathrooms ensure a touch of luxury in your daily routine.

Outside, the enclosed rear garden presents a safe and serene space for children to play or for hosting summer gatherings. Additionally, the property benefits from off-road parking and a garage, offering practicality and ease for everyday living.

Situated close to local amenities, residents will find shops, schools, and recreational facilities just a short distance away. The excellent transport links further enhance the appeal, making commuting to Exeter and beyond a straightforward affair.

With a complete chain in place, this property is ready for you to move in and make it your own. Whether you are a growing family or simply seeking a spacious home in a friendly community, this house in Cranbrook is not to be missed.



Road Map



Hybrid Map



Terrain Map



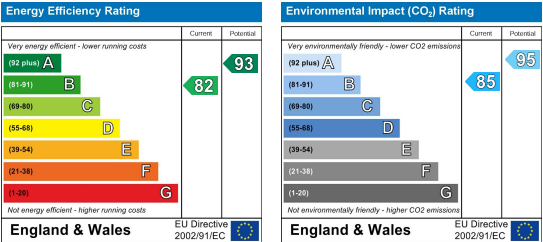
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.